



SOLE
AGENT

Safe Haven

La Vrangue | St Peter Port | GY12EX

This modern family home is tucked away in a quiet corner of a small clos conveniently located on the outskirts of St Peter Port. The property is presented in move-in condition but still offers potential to make changes and personalise if required. For example, the kitchen and lounge could be opened up to create a light and spacious kitchen/lounge/diner across the whole of the first floor. Accommodation comprises kitchen/diner, a large lounge, two bedrooms, a study/nursery, a bathroom, a WC and a utility. The garage is currently being used as a store/hobby room as the garage door is fixed shut. This could potentially become additional social space following a planning application. To the rear of the property is a low maintenance garden split over two levels and a pretty balcony accessed off the kitchen. There is parking for one vehicle to the front of the property and additional visitor spaces on the clos.

£600,000

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

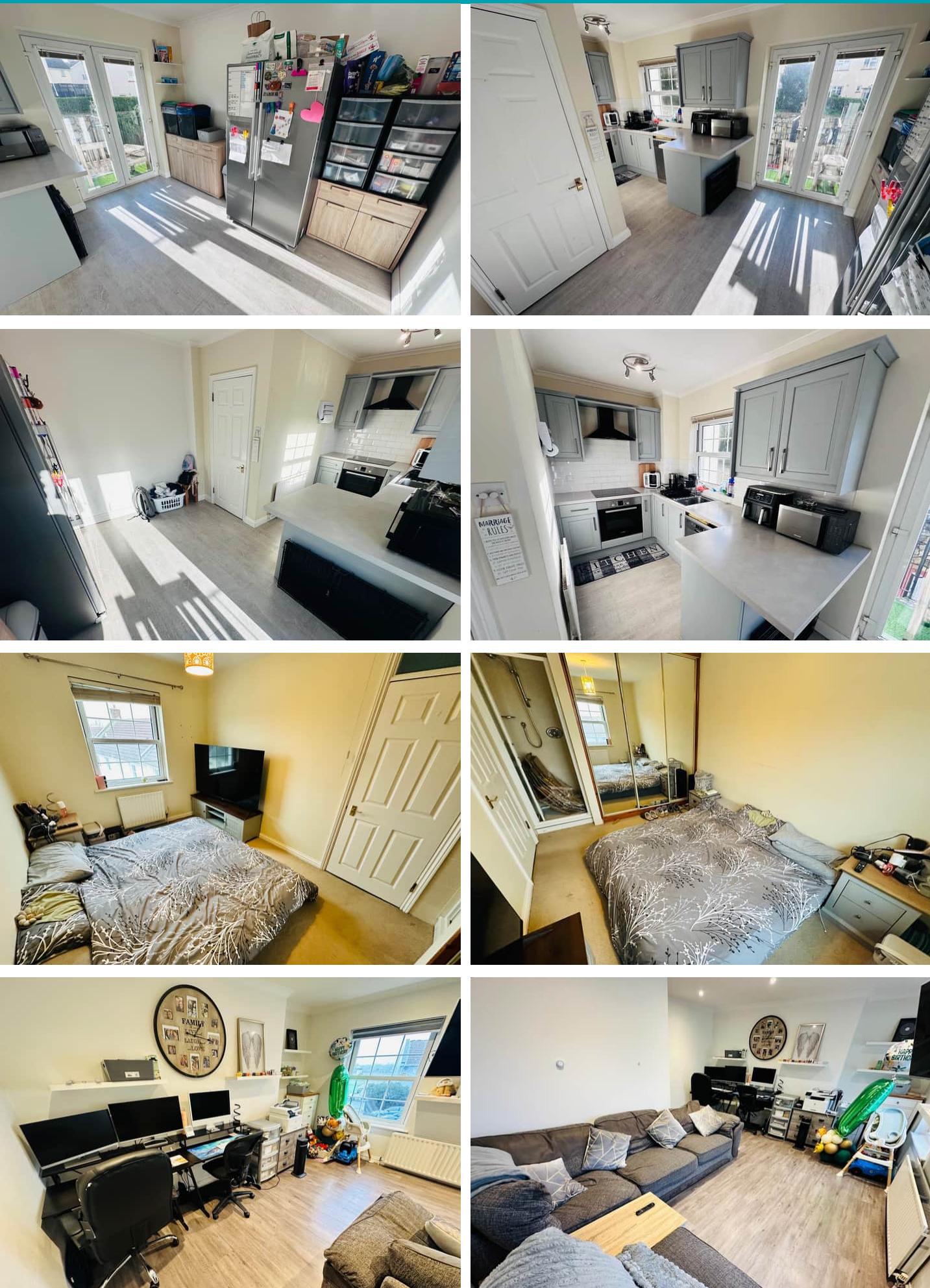
1 BATHROOM

1 RECEPTION

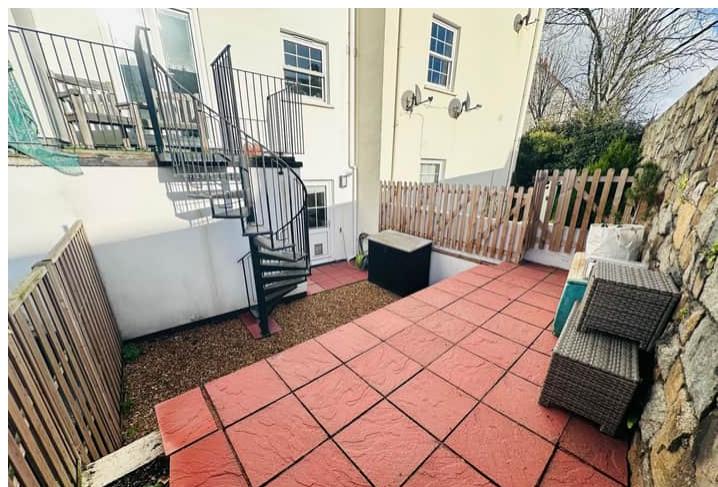
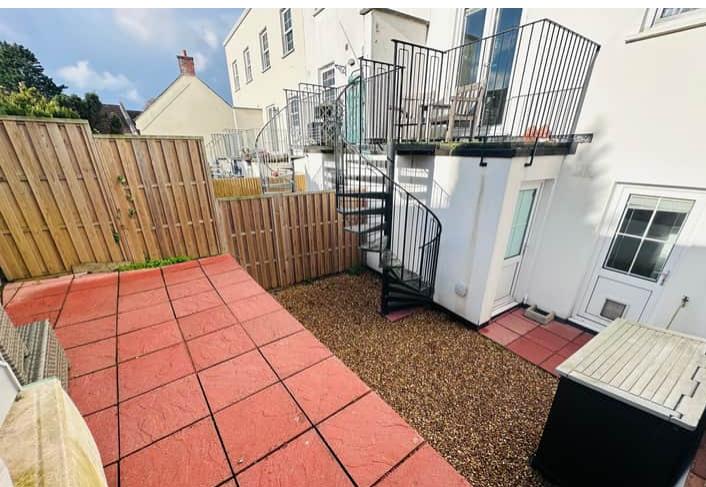
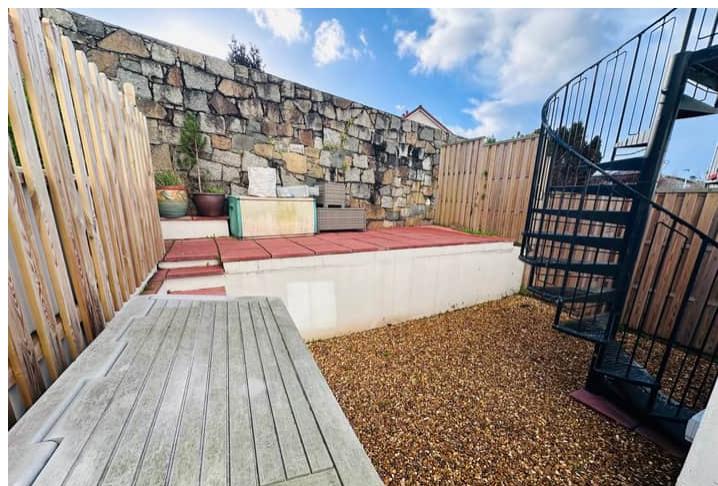
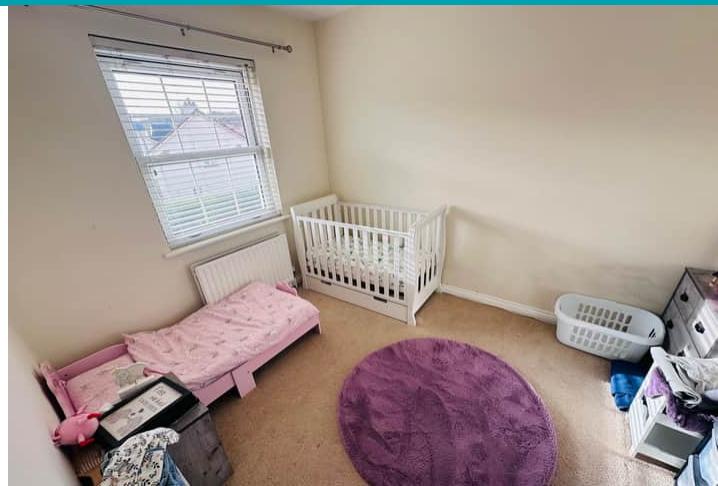
**Shields
& Rutland**

OPENING DOORS SINCE 1993

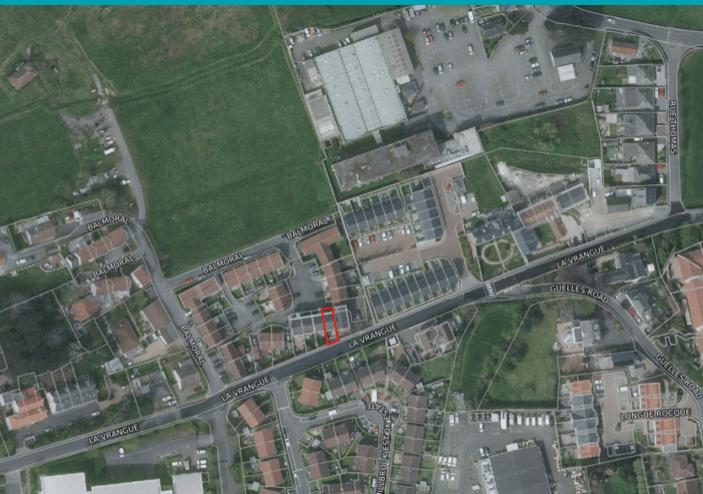
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

5.68m x 2.19m (18' 8" x 7' 2")

WC

1.92m x 0.79m (6' 4" x 2' 7")

Utility Room

2.16m x 1.98m (7' 1" x 6' 6")

Store/Hobby Room

5.05m x 2.69m (16' 7" x 8' 10")

First Floor Landing

2.60m x 2.17m (8' 6" x 7' 1")

Kitchen/Diner

5.05m x 3.42m (16' 7" x 11' 3")

Lounge

5.04m x 4.10m (16' 6" x 13' 5")

Second Floor Landing

3.27m x 2.31m (10' 9" x 7' 7")

Bedroom 1

4.40m x 2.67m (14' 5" x 8' 9")

Bedroom 2

3.42m x 2.65m (11' 3" x 8' 8")

Study/Bedroom 3

2.31m x 2.23m (7' 7" x 7' 4")

Bathroom

2.30m x 1.88m (7' 7" x 6' 2")

Garden

The rear garden is accessed via the ground floor utility room and also from the balcony off of the kitchen/diner. The space is laid to both patio and gravel providing a low maintenance area to BBQ and entertain.

Parking

The garage is used as a store/hobby room as the door is currently fixed shut. In addition there is parking for one car on the driveway. There are visitor spaces on the clos.

PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- Quiet location
- Spacious accommodation
- Low maintenance garden
- Generous loft space

SERVICES

Mains drain, water and electricity
uPVC double glazing.

APPLIANCES INCLUDED

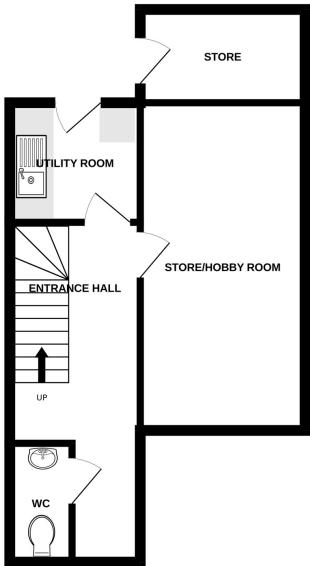
- Belling dishwasher
- Bosch four ring hob
- Bosch single oven
- Extractor fan
- Hotpoint washing machine
- Hotpoint tumble dryer

SCHOOL CATCHMENT

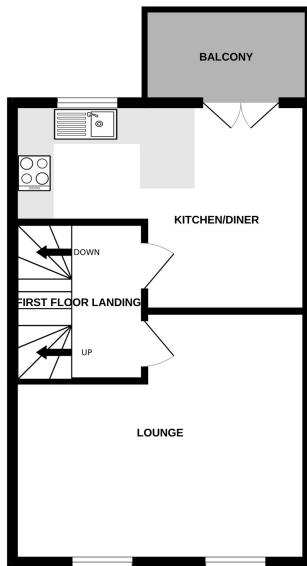
Amherst Primary School and Les Varendes High School

FLOORPLAN

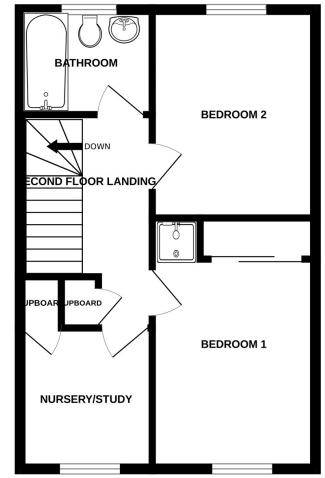
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SAFE HAVEN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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T 01481 714445
E info@shieldsandrutland.gg

Shields & Rutland, 31 Glategny Esplanade, St Peter Port,
Channel Island, GY1 1WR

shieldsandrutland.gg

**Shields
& Rutland**

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