# Little Street Alderney

£550,000

Distinctive Collection

HAWKESFORD

# Le Petit Jardin

La Petit Jardin is a beautiful granite fronted town house nestled on the town outskirts comprising of 4 bedrooms 2 bathrooms, two lounges, a dining room, a superb bespoke vaulted kitchen, and a garage/workshop.

The home benefits from a wonderful established, and secluded garden which is South West facing so sun all day and sunsets in the evening.

The garden is cleverly divided into a recreational area with lawns and an El Fresco BBQ deck, To the rear of the land is a superb vegetable garden with raised beds supported by large timber sleepers.

Then finally a beautiful traditional timber green house with it's own grape vine, so your own petite vineyard !

*An amazing town house, totally renovated by an interior designer with great attention to detail the property has been made into a very desirable home.*

# Interior

The interior of the home has to seen to be appreciated, the attention to detail is first class down to the 1940's light switches to the colour co-ordination of the rooms, this is someone who understands interior design, colour, texture, mood.

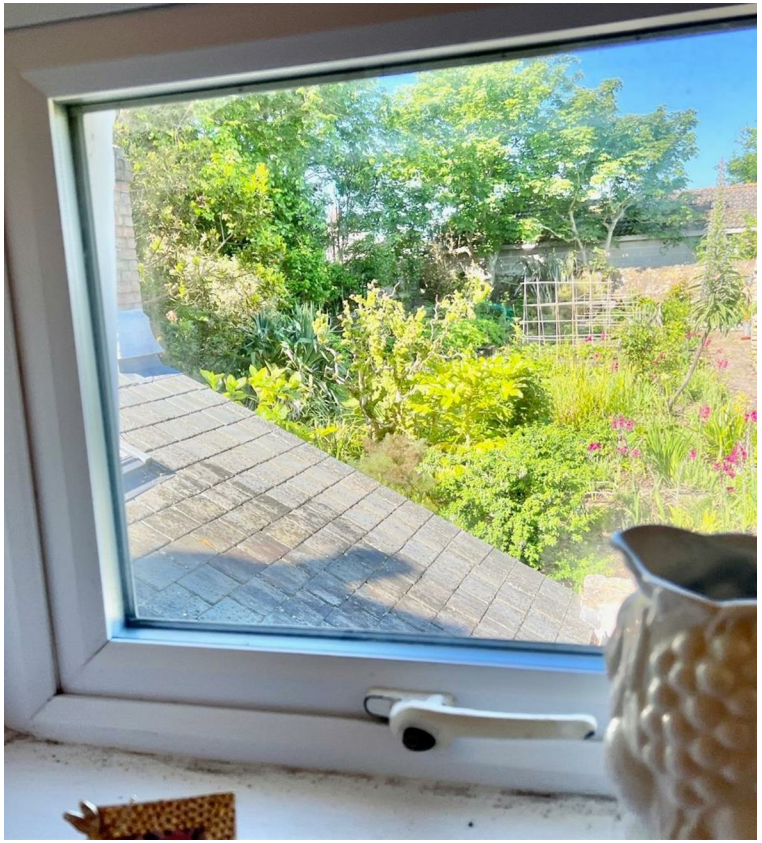
As soon as you enter the home you are immediately surrounded by a wonderful homely feeling, lightness, and superb co-ordination of materials, the lounge has a wood burning stove.

A separate dining room leads into an amazing fully fitted kitchen with a vaulted ceiling, with natural sky lights, and even a Pizza oven !

The first floor houses another casual lounge, two bedrooms, one is the master, and a house bathroom.

Up again to the top floor to two further beautiful double bedrooms and a shower room.

On the ground floor is a large garage/workshop.

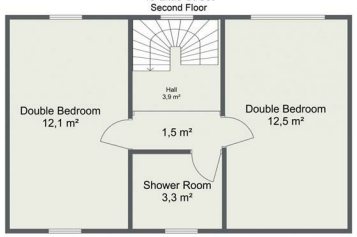


## 19 Little Street
### Ground Floor

## 19 Little Street

### First Floor

19 Little Street
Second Floor



# General Information

**Tenure:** We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property.We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk