

Braye Road, Alderney

€445,000

HAWKESFORD




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A Grand Design Town House – this exceptional family home simply must be viewed to be fully appreciated.

Step into luxury with this impeccably renovated three-bedroom, two-bathroom town house, finished to the highest specification throughout. From the smart-home technology to the beautifully tiered garden, no detail has been overlooked.

New double-glazed windows and doors throughout. New fitted carpets and underlay throughout the upper floors. WiFi controlled automated electric blinds. Wi-Fi controlled zonal central heating/hot water system, linked to oil-fired boiler. Phillips Hue automated smart lighting in the living/dining room and kitchen.

Brand-new, fully fitted kitchen with central island, extensive storage and new Karndeen insulated flooring. Wi-Fi controlled appliances - Siemens steam oven & combi-microwave/oven and grill, Neff vented induction hob. Space for a large American style fridge-freezer with mains water plumbing point.

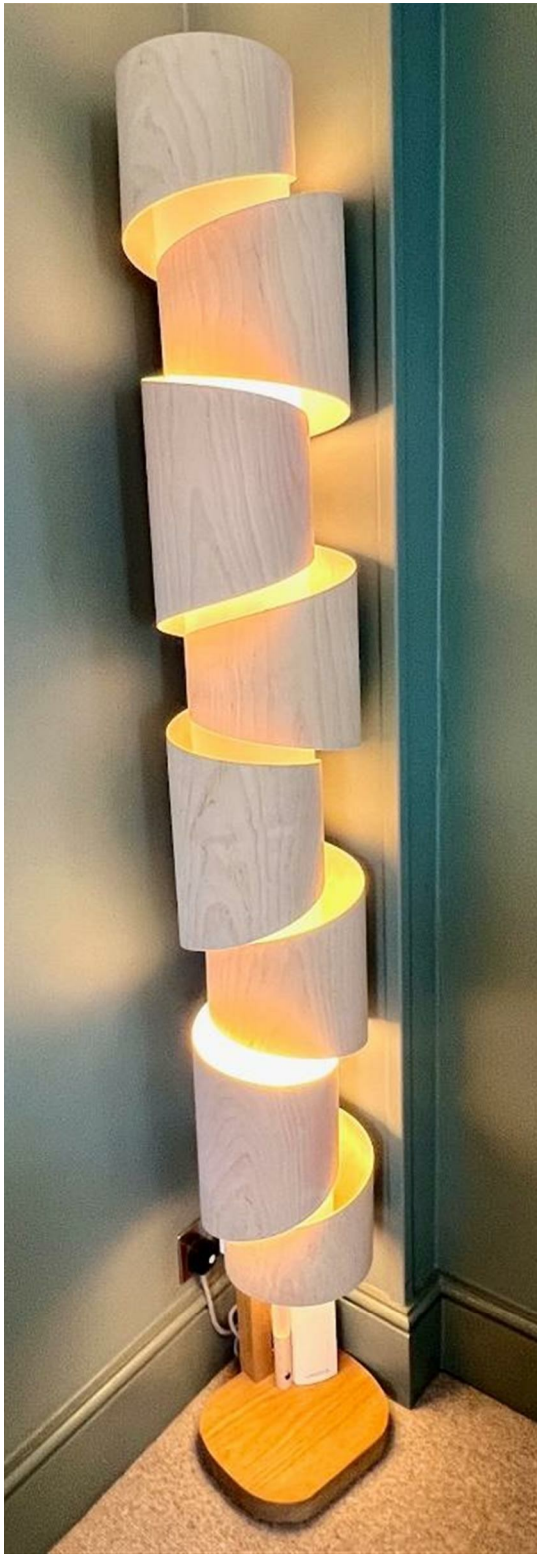
Integrated Indesit dishwasher and Hoover washer-dryer (the outside utility space also has plumbing for an additional washing machine and/or drying area). Philips Hue smart lighting, zoned heating & automated blinds - all controlled via a wall mounted iPad, or remotely from your own smart phone.

Leading on to a ground-floor double bedroom (currently used as a fitness room), with large under-stair wardrobe/storage and benefiting from a beautiful walk-in en-suite wet room with WC.











The first floor is laid out as one large open plan room, consisting of a dining area and fabulous lounge with feature fireplace and ample under-stair storage. The automated blinds, heating and lighting systems can all be controlled from your smart phone.

The second floor consists of two generous double bedrooms, each with recessed ceiling lights, zonal heating and automated blackout blinds. A contemporary family bathroom with inset bath, shower over, vanity unit with charging point, wireless ceiling speaker and illuminated de-misting mirror.

Full length, fully boarded loft providing a significant amount of additional storage, accessed via a pull down aluminium ladder.

Secluded courtyard for al fresco dining in the sun or into the evenings, laid with realistic artificial grass. Workshop and storage area housing a 1000 litre fuel-oil tank. Two further terraced levels for casual seating and dining. Large, upper level vegetable garden surrounded by mature, low-maintenance planting.











