



Sunningdale

La Ruelle de la Pompe, St Martin's. GY4 6TL

£1,250,000

OPEN MARKET

An immaculately presented detached bungalow located on the outskirts of St Martin's village.

Sitting centrally on its plot Sunningdale offers 3 bedrooms (2 en-suite) and the master enjoying the added benefit of a dressing area. The sizeable kitchen/breakfast room is fitted with an array of smart Maple units, the conservatory and sitting rooms both enjoys views of the private front garden while the dining room with its vaulted ceiling has sliding doors to a sun terrace. Externally the property benefits from attractive gardens and courtyard seating areas, to one corner a summer house with power supply, there is ample parking and a useful garage.

Key facts



- Immaculately presented bungalow
- Close to St Martin's Village
- Smart kitchen and living space
- Attractive gardens and summer house
- Garage and ample parking

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GUERNSEY'S ESTATE AGENT







Entrance hall

16'8 x 7' (5m x 2.1m)

Attractive cornice and polished porcelain cream tiles.

Sitting room

18'5 x 16'4 (5.6m x 5m)

Fireplace with marble insets and Adam surround and fitted with an electric fire. Oak floor.

Dining room

13'3 x 9'9 (4.1m x 3m)

Vaulted beamed ceiling. Oak floor.

Conservatory

12'5 x 12' (3.8m x 3.7m)

Kitchen/breakfast room

19'6 x 12' (5.9m x 3.7m)

Maple units with granite worktops incorporating a Franke sink. Granite topped breakfast table.

APPLIANCES

- Neff double oven, hob, extractor, dishwasher.
- Whirlpool American style fridge/freezer.

Snug

12'5 x 11' (3.8m x 3.4m)

Pifco wall mounted electric fire with pebble feature.

Utility

8' x 7' (2.4m x 2.1m) White base and wall units and worktop incorporating a stainless steel sink unit. Half glazed door to the rear garden.

APPLIANCES

- Hotpoint Iced Diamond fridge/freezer, Hotpoint Ultima dryer and Hotpoint extra washing machine.

Bedroom 1

19' x 14'4 (5.8m x 4.4m)

Fitted wardrobes.

Ensuite bathroom

14'4 x 5'3 (5.8m x 1.6m)

Four piece white suite comprising bath, shower cubicle, twin basins mounted on a granite top with cupboards and drawers below and wc. Underfloor heating.

Bedroom 2

13' x 10' (4m x 3.1m)

Fitted wardrobes.

Ensuite shower room

10' x 3' (3.1m x 0.9m)

Three piece white suite comprising shower cubicle, basin mounted on a black granite top with storage cupboard below and wc with concealed cistern.

Bedroom 3

15' x 7'6 (4.6m x 2.3m)

Fitted wardrobes.

Bathroom

11'3 x 7'7 (3.4m x 2.3m)

Three piece white suite comprising bath with shower over, basin on a granite worktop with cupboard below and wc with concealed cistern. Cupboard housing hot water cylinder.

EXTERIOR

The bungalow is approached over a raised tarmac drive which provides parking in front of the property and further parking to the side leading up to the single Garage 20'9 x 11'6 (6.2m x 3.6m). The private front lawned garden with patio in the bottom left corner is separated from the drive by balustrading.

Along the left hand gable is a paved terrace with shrubbery border and wall boundary. Sliding patio doors to the dining room.

A path runs directly behind property to the garage on the far right. Lawned garden with two patios. One with a Hot Tub and the other with domestic garden shed and Summer House 12' x 8' (3.7m x 2.4m) with power and light.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

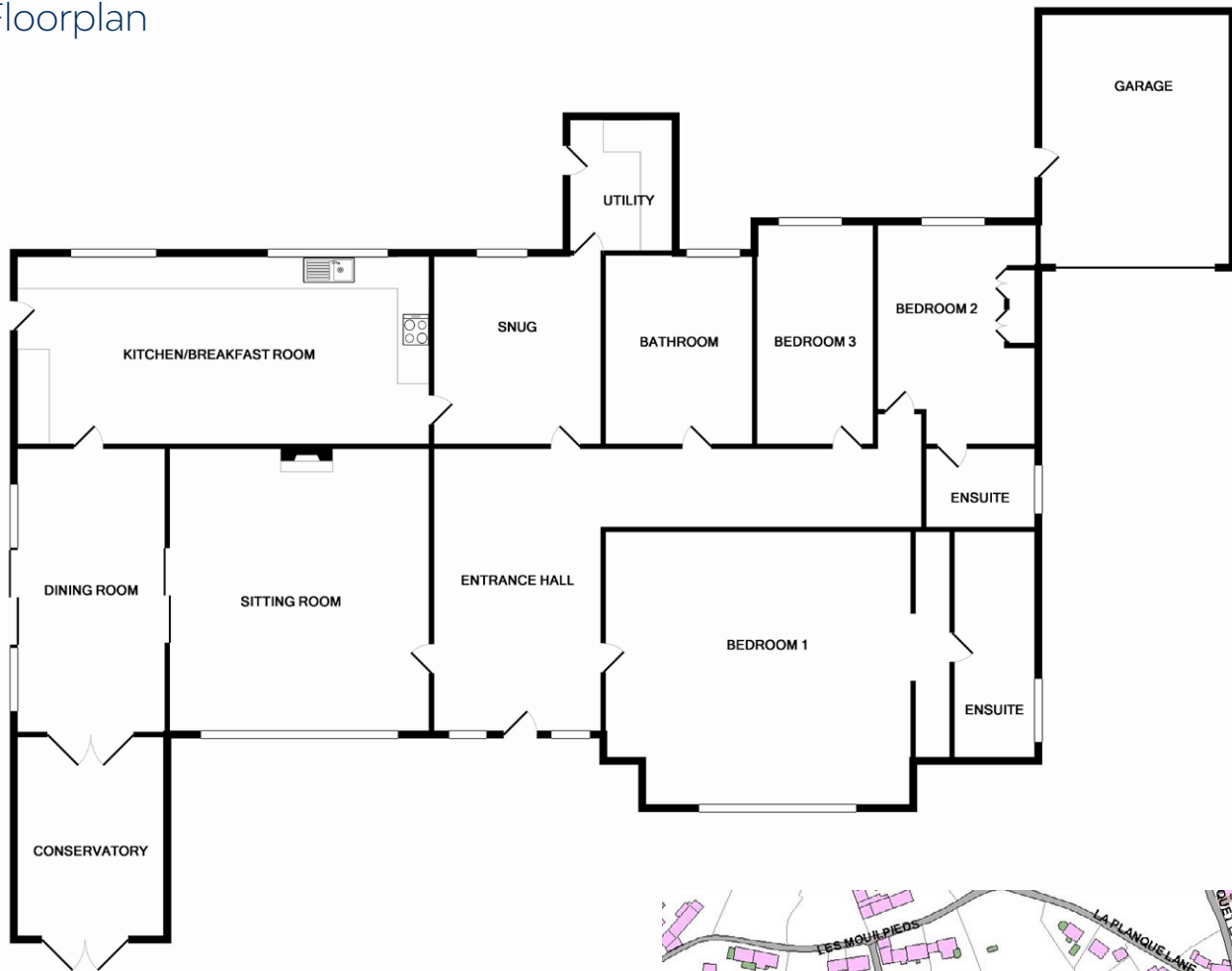
Services: Mains electricity, water and drainage. Oil central heating.

Perry's ref: 30 A1

TRP: 265

Housing Ref: E.63

Floorplan



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