



# Cantium

Les Vaurioufs, St Martin's GY4 6SZ

£680,000

LOCAL MARKET

SOLE AGENT

Detached 1930's home situated in a central location close to St Martin's Village amenities.

The accommodation offers three double bedrooms and three bathrooms, a smart kitchen complete with high end appliances opening into a dining/sun room and out onto the rear garden. Upstairs has been converted to create a comfortable lounge with balcony to the rear overlooking the garden and agricultural field beyond, to the front a gravel drive provides ample parking.

School catchment: St Martin's Primary and Les Beaucamps High.

## Key facts



- Detached well presented home
- Smart accommodation
- First floor lounge with rural views
- Ample parking and enclosed garden
- Central and convenient location

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GUERNSEY'S ESTATE AGENT





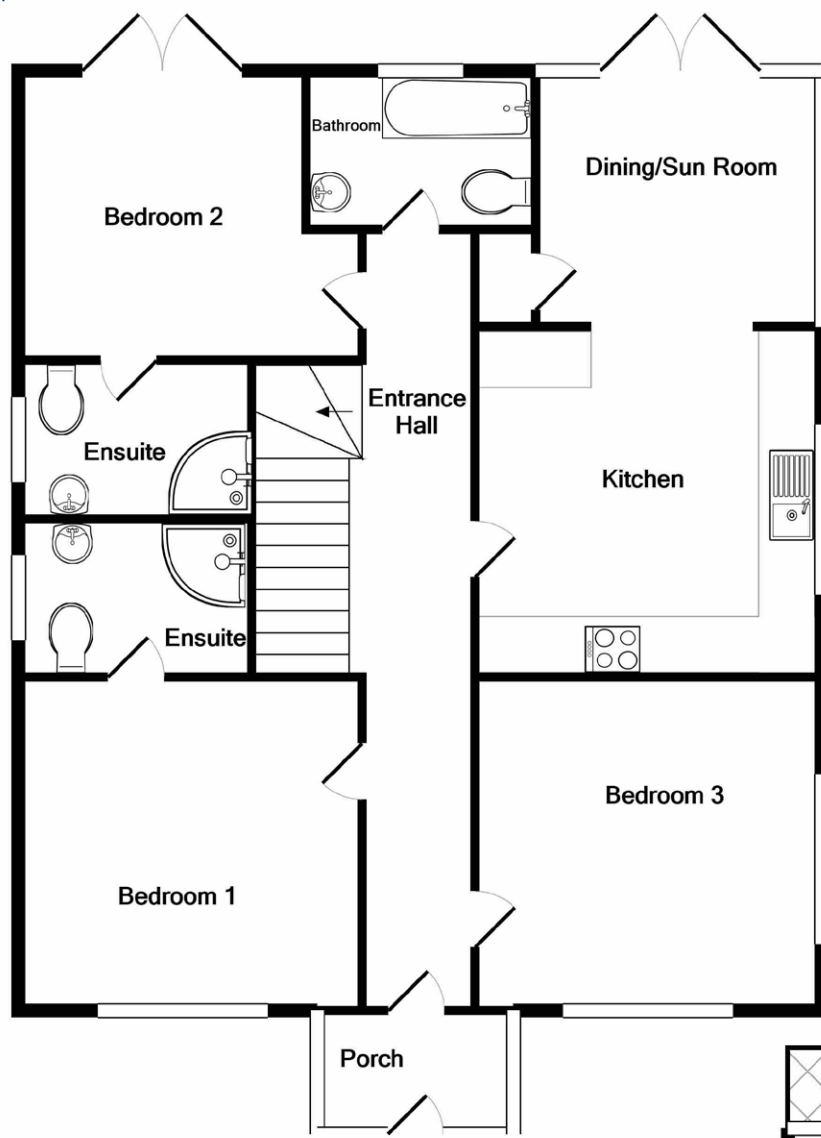




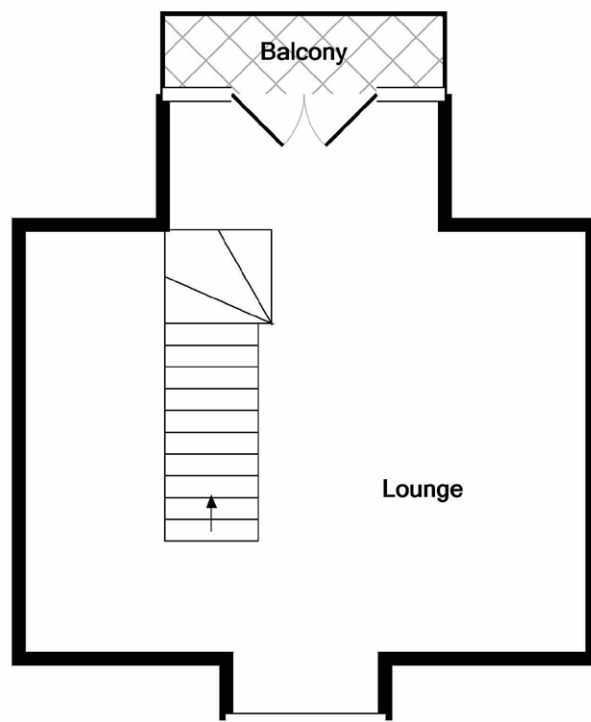




## Floorplans



GROUND FLOOR



1ST FLOOR



## Porch

7' x 3'9 (2.2m x 1.1m)

## Entrance hall

27' x 4' (8.2m x 1.2m)

## Kitchen

12'4 x 12'2 (3.8m x 3.7m)

### APPLIANCES

- Rangemaster Professional+ oven
- Rangemaster extractor fan
- Neff microwave
- Integral Neff fridge
- Integral Neff freezer
- Integral Neff dishwasher
- Neff washing machine

## Dining/Sun room

10' x 9'2 (3m x 2.8m)

## Bedroom 1

12' x 11'7 (3.6 x 3.5m)

## En suite shower room

8' x 5'7 (2.4m x 1.7m)

## Bedroom 2

12'6 x 9'9 (3.8m x 3m)

## En suite shower room

8' x 5'7 (2.4m x 1.7m)

## Bedroom 3

12'2 x 11'9 (3.7m x 3.6m)

## Bathroom

8' x 5'7 (2.4m x 1.7m)

## FIRST FLOOR

## Lounge

19'5 x 18' (5.9m x 5.5m)

## EXTERIOR

The property is approached over a gravel drive providing ample parking, there is access down either side of the property to the mainly lawned rear garden with a timber decked area directly behind the property. Enclosed by timber fencing with a rural outlook over an agricultural field.

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

**Services:** Mains electricity, water and drainage, oil fired heating, uPVC double glazing.

**Finding the property:** From Carmel traffic lights (Fitzgeralds Photographic Services) travelling along Les Vauriours, Cantium is the 5th property on the right after Les Quatre Vents.

**Perry's ref:** 24 C4 **TRP:** 162



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## CONTACT OUR LOCAL MARKET TEAM



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