



Cockleberry

11 Rue de la Cache, Castel, GY5 7RD

£975,000

OPEN MARKET

SOLE AGENT

A detached four bedroom bungalow centrally located on a small residential clos in a quiet lane.

Excellent potential to alter and extend the property to take advantage of its private and mature garden. At the front of the property there is parking for two cars and single garage though further parking can be claimed by reducing the size of the attractive but large flower bed.

Currently Part D but could revert to Part A.

School catchment: Castel primary and Les Beaucamps High

Key facts



- Detached smartly presented bungalow
- Centrally located on island
- Parking for two cars and garage
- Mature and private garden
- Excellent potential to develop further

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GUERNSEY'S ESTATE AGENT







Floorplan



Mapping / Aerial Photography
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Entrance Lobby

4'5 x 4' (1.4m x 1.2m)

Cloakroom

Two piece white suite

Sitting room

28' x 13' (8.53m x 4m)

Fireplace with electric flame effect fire.

Conservatory

12' x 10' (3.7m x 3.1m)

Inner hall

18' x 3'9 (5.5m x 1.1m)

Access to a boarded loft with pull down ladder.

Kitchen

13'4 x 10'8 (4.1m x 3.3m)

Cream with wood trim units incorporating a sink unit and breakfast bar. Cupboard.

Appliances: Hotpoint double oven, Hotpoint dishwasher, Hotpoint hob with extractor over and Zanussi integrated fridge.

Bedroom 1

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

Fitted wardrobes and basin.

Bedroom 2

13'2 x 10'8 (4m x 3.3m)

Fitted wardrobes.

Bedroom 3

13'4 x 9'4 (4.1m x 2.9m)

Bedroom 4

10'10 x 8'4 (3.1m x 2.6m)

Bathroom

Four piece white suite.

Utility

12' x 8' (3.7m x 2.4m)

Cream units incorporating a Belfast sink. Camray 5 boiler.

Appliances: AEG washing machine and Hoover tumble dryer.

Garage

17' x 10'. (5.1m x 3.1)

EXTERIOR

Approached from a private road over a tarmac drive providing parking for 2 cars and giving access to the garage. Wide and mature shrubbery bed could easily provide further parking. There is access down either side to the property with doors to entrance lobby and utility room. Oil tank. Garden shed.

At the rear there is a sheltered and private garden with mature boundaries a raised border, composting area and apple tree.

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

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

Finding the property: With Castel church on your right drive away from the traffic lights and turn left into Rue de la Cache, then turn left into the clos and Cockleberry is the 3rd on the right hand side.

What3words: foxes.luring.debasses

Perry's ref: 25 E1

TRP 195 (2098 sq ft total)

CONTACT OUR OPEN MARKET TEAM



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