



# La Parconnerie

Rue de Haut, Vale GY6 8NB

## £695,000

LOCAL MARKET

SOLE AGENT

A detached bungalow situated in quiet lane in the Vale, a short drive from many local amenities.

The property would benefit from renovation and modernisation but offers great potential on a good sized plot. Externally there is a detached double garage and workshop/store, ample parking, greenhouse and lawned gardens.

School catchment: Hautes Capelles Primary and St Sampson's High

### Key facts



- Lovely family home
- Good sized plot
- Great potential to renovate and modernise
- Central and convenient location
- Double garage and ample parking

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GUERNSEY'S ESTATE AGENT















## Floorplan



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## Entrance porch

5'5 x 4'3 (1.7m x 1.3m)

## Entrance hall

5'5 opening to 9'4 to 11'9 x 9' narrowing to 5'1 (1.7m, 2.9m, 3.6m x 2.7m, 1.6m)

Large storage cupboard.

## Lounge/Dining room

27'9 x 13'3 (8.5m x 4.1m)

Feature fireplace with tiled surround and polished granite hearth.

## Conservatory

15' x 10'6 (4.6m x 3.2m)

## Kitchen

12'4 x 7'4 (3.8m x 2.2m)

Fitted units with worksurfaces incorporating single bowl stainless steel sink and drainer. Oil fired boiler.

### APPLIANCES

- Electric oven with ceramic hob
- Daewoo microwave
- Hotpoint slimline dishwasher

## Pantry

6'9 x 6' (2m x 1.8m)

Large storage cupboard.

### APPLIANCES

- Hotpoint fridge/freezer

## Utility

6'6 x 3'4 (2m x 1m)

### APPLIANCES

- Hotpoint tumble dryer
- Undercounter Hotpoint freezer

## Bedroom 1

14' x 11'4 (4.3m x 3.5m)

Fitted wardrobes and bedroom furniture.

## Bedroom 2

12'10 x 8'2 (4m x 2.5m)

Fitted bedroom furniture.

## Shower room

8' x 7'3 (2.4m x 2.2m)

Fitted three piece suite.

## Study

7'5 x 6'9 (2.3m x 2m)

Fitted desk and shelving.

## EXTERIOR

The property is approached off the quiet lane over a tarmac driveway where there is parking for several cars.

The mainly lawned gardens surround the property planted with mature bushes with a patio area located off the conservatory. There is also a small greenhouse.

## Garage

19'9 x 15' (6m x 4.6m)

Up-and-over electric door.

## Workshop

9'6 x 9'5 (2.9m x 2.9m)

## Store

15' x 10'8 (4.6m x 3.3m)

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

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

**Finding the property:** Travelling along Landes du Marche from the garage towards Camp du Roi, turn left at the traffic lights onto Les Rouvets Road. Take the next left onto Rue de Haut where the property is the second on the left.

**Perry's ref:** 9 E4

**what3words:** dethrone.agents.topple

**TRP:** 212

## CONTACT OUR LOCAL MARKET TEAM



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