



La Grande Cloture

La Planque Lane, St Martin's GY4 6TH

£1,100,000

LOCAL MARKET

SOLE AGENT

This detached 1960's bungalow with garage, 30' domestic greenhouse, and two substantial outbuildings stands on a lovely large plot of three quarters of an acre.

Though well maintained the bungalow is somewhat dated, but given its excellent location on the St Martin's/St Andrews borders and lovely gardens and associated outbuildings the property offers excellent potential to the buyer.

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

Key facts



- Detached bungalow on a substantial plot
- Several useful outbuildings
- Three quarters of an acre plot
- Rural location in quiet lane
- Excellent potential

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



 cooper
brouard

GUERNSEY'S ESTATE AGENT











Entrance hall

Fitted cylinder cupboard

Lounge/dining room

20'6 x 14'4 narrowing to 12' (6.3m x 4.4m, 3.7m)

Open fireplace

Kitchen

10'7 x 8'8 (3.3m x 2.7m)

APPLIANCES

Belling electric cooker and Hotpoint fridge.

Utility/Rear Porch

Grant oil fired central heating boiler and Hotpoint washing machine

Bedroom 1

12' x 12' (3.7m x 3.7m)

Fitted wardrobe

Bedroom 2

12' x 9' (3.7m x 2.7m)

Fitted wardrobe

Bedroom 3

10'6 x 8'6 (3.2m x 2.6m)

Bathroom

9' x 6' (2.7m x 1.8m)

Three piece white suite with shower attachment over bath

Separate WC

EXTERIOR

The property is approached over a long driveway leading to the detached garage and parking, and to the rear of the plot to

30' Aluminium domestic greenhouse, timber framed workshop 20'3 x 16' and store 18' x 11' of part block part timber framed construction. Electric supply to both buildings.

The extensive gardens, which are planted with a large range of mature specimen trees and shrubs, provide a high degree of privacy and a lovely setting for the bungalow.

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

Services: Mains electricity, water, cesspit drainage, uPVC double glazing.

Finding the property: travelling along Rue des Huriaux with Les Bourgs Hospice Charity Shop on your left, take the first left (passing the exit to the shop on your left), follow the lane and continue straight into La Verte Rue, at the yellow live turn right into La Planque Lane and it's the third house on the right.

Perry's ref: 24 B5

what3words: sedative.spaghetti.raving

TRP: 225

CONTACT OUR LOCAL MARKET TEAM



Matt



Cathy



Ben



Liz



Lucie



Harry



Charlie



Emma