



# Soleil d'Or

Rue du Lorier, St Pierre du Bois GY7 9JU

£895,000

LOCAL MARKET

JOINT AGENT

This lovely family home has been well maintained including the recent renovation of the roof space creating two large bedrooms and a shower room.

On the ground floor a separate lounge, 2 further double bedrooms, and a bathroom with four piece suite accompany a modern and spacious kitchen/living room which gives access and outlook over the rear garden and patio. Externally there is ample parking to the front and a south-facing lawned rear garden. Situated a short stroll from the local primary school and west coast sandy beaches and sunsets at L'Eree this lovely home has much to offer.

School catchment: La Houguette Primary and Mare de Carteret High

## Key facts

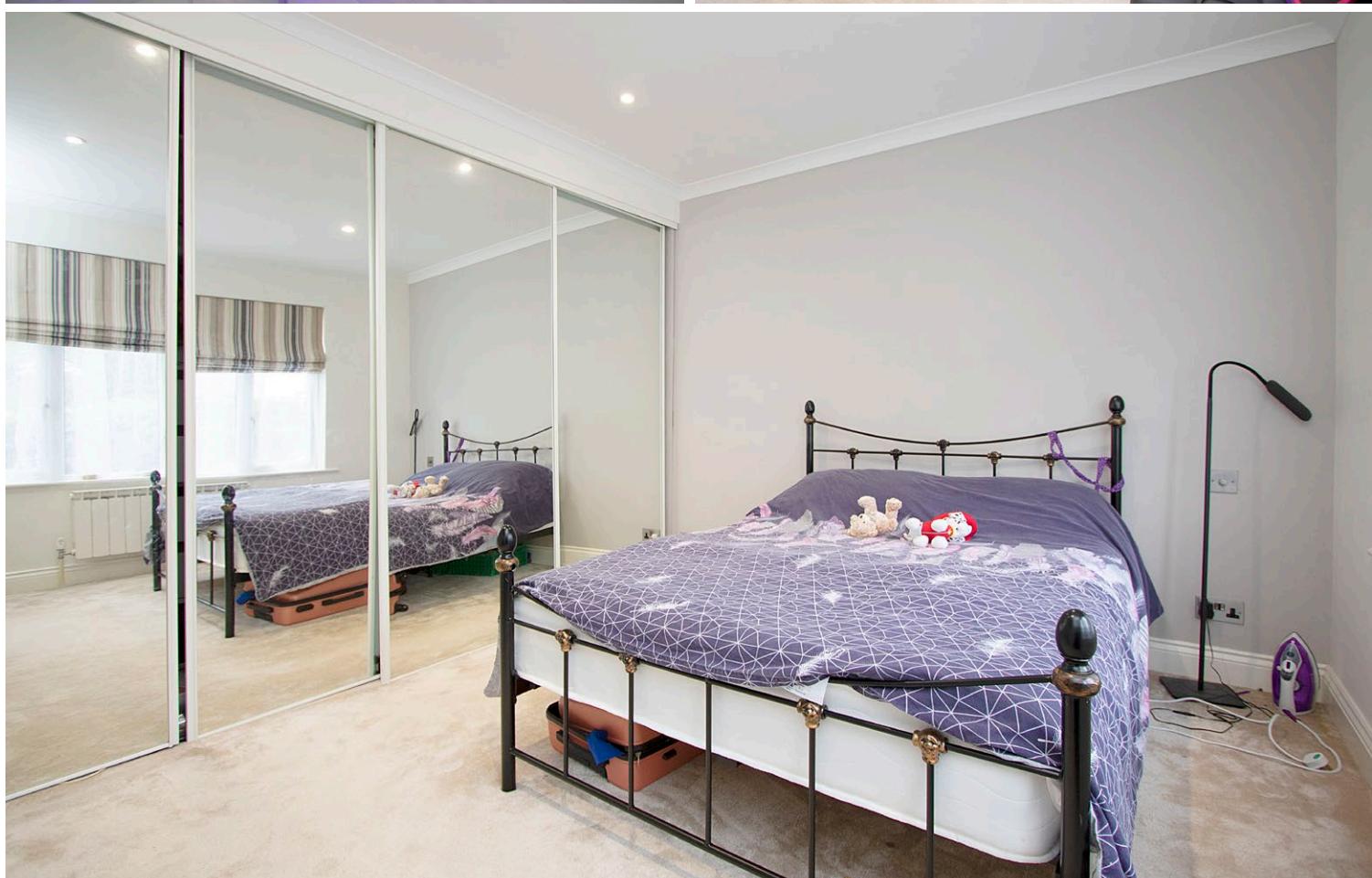


- Detached chalet bungalow
- Modern and versatile accommodation
- Ample parking and south facing garden
- Rural and popular location
- Excellent family home

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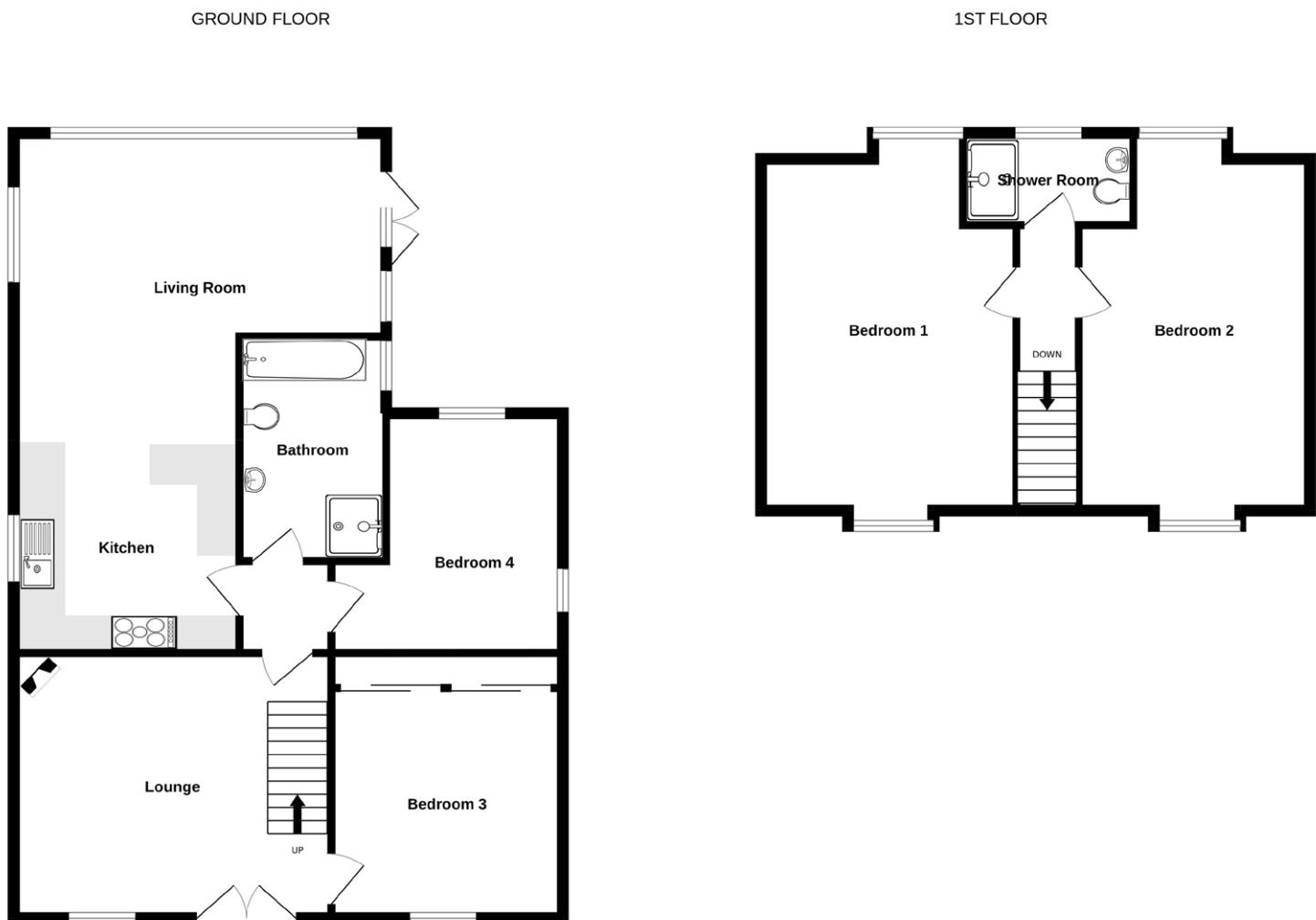








## Floorplan



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## Kitchen

11'2 x 10'7 (3.4m x 3.2m)

### APPLIANCES

Rangemaster oven and hob, Rangemaster extractor, Integrated LG fridge, Integrated Neff freezer, Neff dishwasher, Caple wine fridge, Hotpoint washing machine, Indesit tumble dryer.

## Living room

18'6 x 15'3 max (5.6m x 4.7m)

## Lounge

15'9 x 13'2 (4.8m x 4m)

## Bedroom 3

13'2 x 11'6 (4m x 3.5m)

## Bedroom 4

12'x 11'6 narrowing to 8'9

## Bathroom

12' x 7'3 (3.6m x 2.2m)

## FIRST FLOOR

## Bedroom 1

19'6 x 12'8 (5.3m x 3.7m)

## Bedroom 2

19'6 x 11'6 (5.3m x 3.5m)

## Shower room

8'5 x 4'7 (2.3m x 1.3m)

## EXTERIOR

The property is approached off the lane, where there is ample parking and a fore garden which could create further parking if desired, a gravel drive leads down the side of the house to a timber garage providing excellent storage or a workshop. The south-facing rear garden is part paved and part laid to lawn with a low height timber fence separating from the vegetable patch with a greenhouse and sheds.

NB: The property is tenanted until March 2023

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

**Services:** Mains electricity, water and drainage, part under floor electric heating and part oil, uPVC double glazing.

**Finding the property:** With La Houguette Primary school on your left (travelling up the hill), take the first left into Rue du Lorier and it's the first house on the right.

**Perry's ref:** 21 E3

**what3words:** allocated.perky.adjudicate

**TRP:** 174

## CONTACT OUR LOCAL MARKET TEAM



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