



# Remainere

Rue de Lorier, St Saviour's GY7 9JT

£745,000

LOCAL MARKET

SOLE AGENT

A detached 2/3 bedroom bungalow situated on a good size plot.

The property is neatly presented with the potential to extend subject to permission, and if so desired. The garden is south facing and backs on to agricultural fields, with the benefit of a detached garage and ample parking.

School catchment: La Houquette Primary and Les Beaucamps High

## Key facts



- Detached bungalow
- Neatly presented throughout
- South facing garden with agricultural outlook
- Detached garage and ample parking
- Potential to extend subject to permissions

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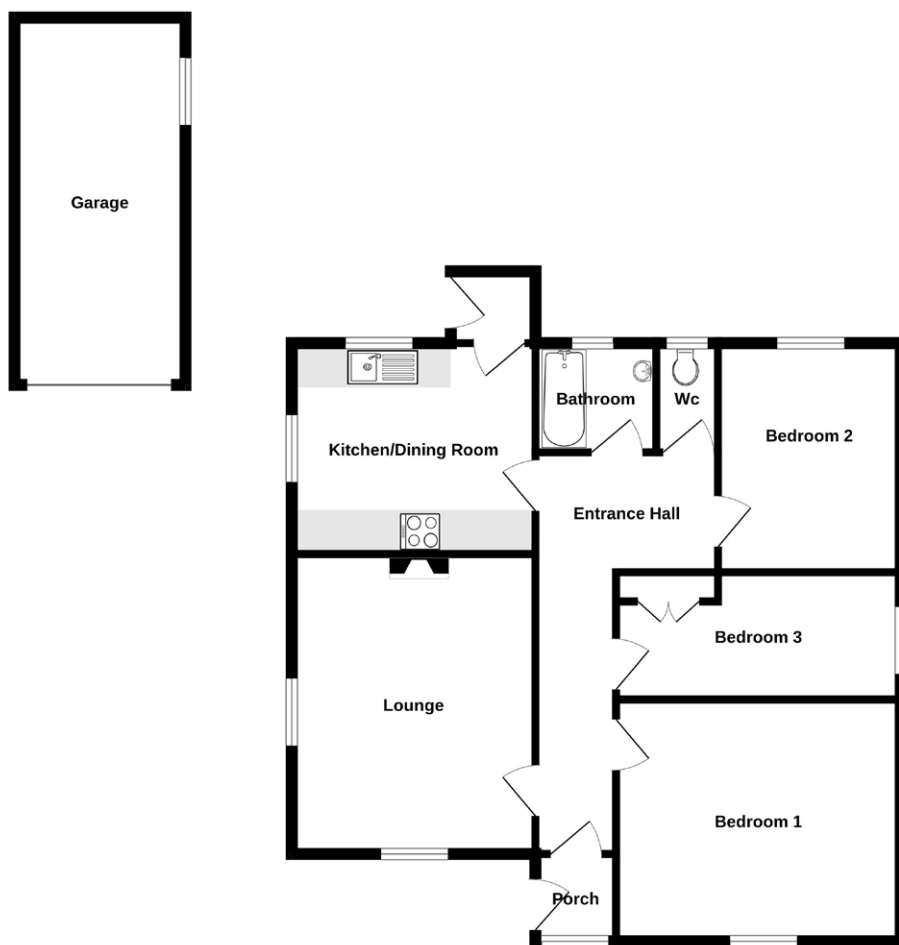








## Floorplan



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## Porch

5'8 x 4' (1.7m x 1.2m)

## Entrance hall

17'9 x 3'8, widening to 6'4 (5.4m x 1.1m, 1.9m)

## Lounge

16'6 x 12' (5m x 3.7m)

## Kitchen/Dining room

13' x 11'3 (4m x 3.4m)

### APPLIANCES

Neff electric hob and oven, integrated Neff fridge/freezer and Hotpoint washing machine.

## Bedroom 1

12' x 11'8 (3.7m x 3.6m)

## Bedroom 2

10'3 x 9'8 (3.1m x 3m)

## Bedroom 3

12' x 6' (3.7m x 1.8m)

## Bathroom

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

## Separate WC

## EXTERIOR

The property is approached over a tarmac driveway providing ample parking with a gravelled fore garden to one side.

The driveway continues down the side of the bungalow, providing more parking and leads onto the detached garage 18'5 x 8' (5.6m x 2.4m).

The south facing rear garden is predominantly laid to lawn with a central path and mature shrubs and plants to either side, there is a small patio off the back of the property, ideal for al fresco dining. The whole is enclosed by mature shrubs and earth banks and enjoys an outlook over agricultural fields.

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

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

**Finding the property:** Traveling along Route des Paysans (towards the coast), turn right at Rue du Lorier (The Observatory) and after the S bend (and near the end of the lane) the property is the 4th house on the right.

**Perry's ref:** 21 F3

**what3words:** gentle.possible.budgie

**TRP:** 118

### CONTACT OUR LOCAL MARKET TEAM



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