



Kingston

Rue des Massies, St Saviour, GY7 9SY

£745,000

LOCAL MARKET

SOLE AGENT

This detached three bedroom bungalow is positioned on a quiet lane in St Saviours with lovely open rural views, and wonderful walks on your doorstep.

The bedrooms are complemented by a shower room and separate WC and the property further offers a kitchen, lounge and sun room. Externally there is parking for a number of vehicles plus a garage as well as lovely gardens to the fore and rear of the property.

School catchment: La Houquette Primary School & Les Beaucamps

Key facts



- Spacious detached bungalow
- Three bedrooms
- Peaceful St Saviour's location
- Good parking and detached garage
- Attractive gardens

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GUERNSEY'S ESTATE AGENT





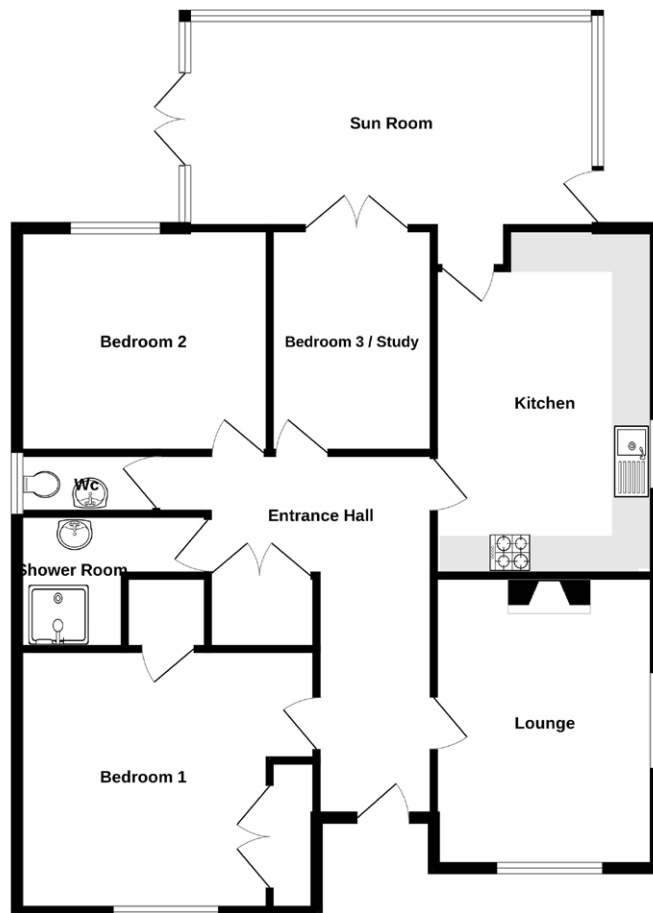




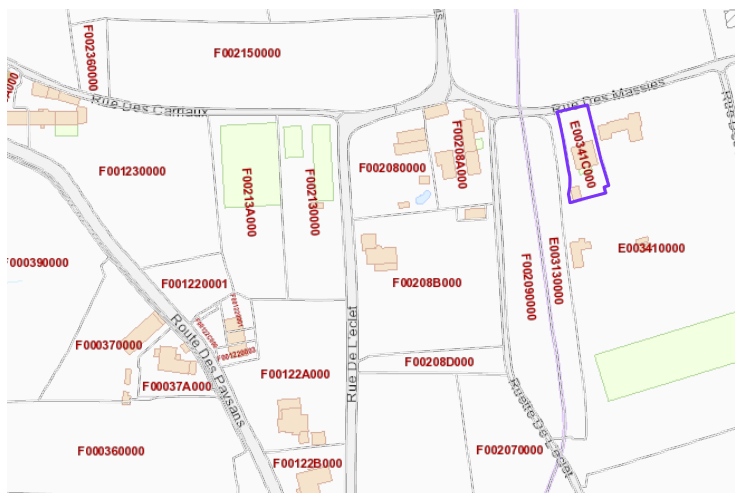


Floorplan

GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.
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Entrance Hall

17'6 max x 7'4 min x 12' max x 4'9 min (L shaped)
(5.3m max x 2.2m min x 3.7m max x 1.5m min)

Lounge

14'2 x 13'2 (4.3m x 4m)

Bedroom 1

12'6 x 12' (3.8m x 3.7m)

Bedroom 2

12'3 x 11' (3.7m x 3.4m)

Bedroom 3 / study

11' x 7'10 (3.4m x 2.4m)

Kitchen

16'1 x 11' (4.9m x 3.4m)

APPLIANCES

- Indesit fridge/ freezer
- Electrolux gas hob
- Blanco extractor fan
- Belling single oven
- Hotpoint washing machine
- Whirlpool dishwasher

Separate WC

6'4 x 2'3 (1.9m x 0.6m)

Shower Room

8'1 x 6'5 (2.5m x 2m)

Sunroom

20'1 x 10'4 (6.1m x 3.2m)

Garage

18'8 x 15' (5.7m x 4.6m)

Electric up and over door

External

The property is approached off a quiet lane with a driveway alongside the property leading to the rear where there is parking and the garage. Please note that Kingston has a right of way over this driveway which belongs to the vinery behind. There is an attractive fore garden laid to lawn and a further rear garden area

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

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

Finding the property: With The Longfrie Inn on your left hand side, go over the filter and then take the second turning on your right hand side by the Venture Garage, continue along the Rue de L'Eclat, around the right hand bend and then take the lane straight ahead of you, there is a lane on your right hand side, continue past this and then take the next track on your right which will lead you to the parking area behind the property.

Perry's ref: 21 F4

what3words: crystals.drawn.subtotal

TRP: 136 (+ 29 garage)

CONTACT OUR LOCAL MARKET TEAM



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