



# Sherbrooke

Les Landes, Vale, GY3 5JQ

£675,000

LOCAL MARKET

SOLE AGENT

This super semi detached Guernsey cottage has been lovingly renovated by the current owners and provides surprisingly spacious accommodation throughout.

The ground floor comprises a large lounge/ diner, well equipped kitchen and four piece family bathroom. The first floor offers two good size bedrooms plus a useful study. Externally, the property boasts ample parking and a lawned garden complete with vegetable patch, garden shed and patio area well positioned to enjoy alfresco dining. Within close proximity to the Bridge and L'Islet amenities and with coastal walks nearby, this property truly warrants viewing to appreciate all on offer.

School catchment: Vale Primary School / St Sampson's High School

## Key facts



- Semi detached Guernsey Cottage
- Ample parking
- Delightful garden & patio area
- Two bedrooms plus study
- Deceptively spacious throughout

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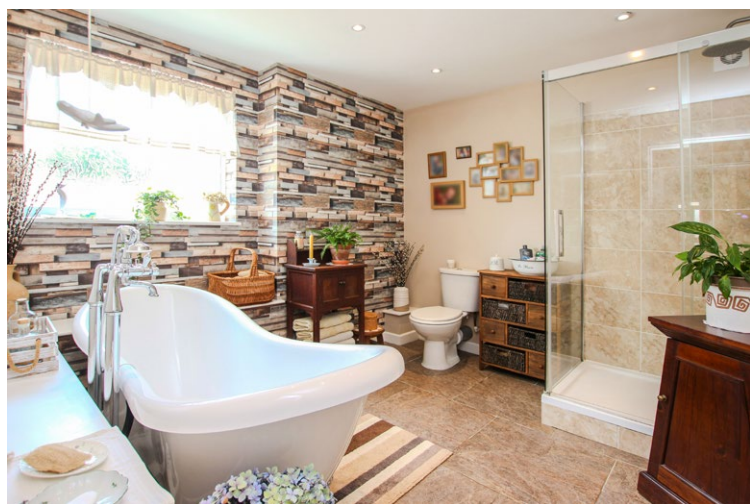


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GUERNSEY'S ESTATE AGENT

















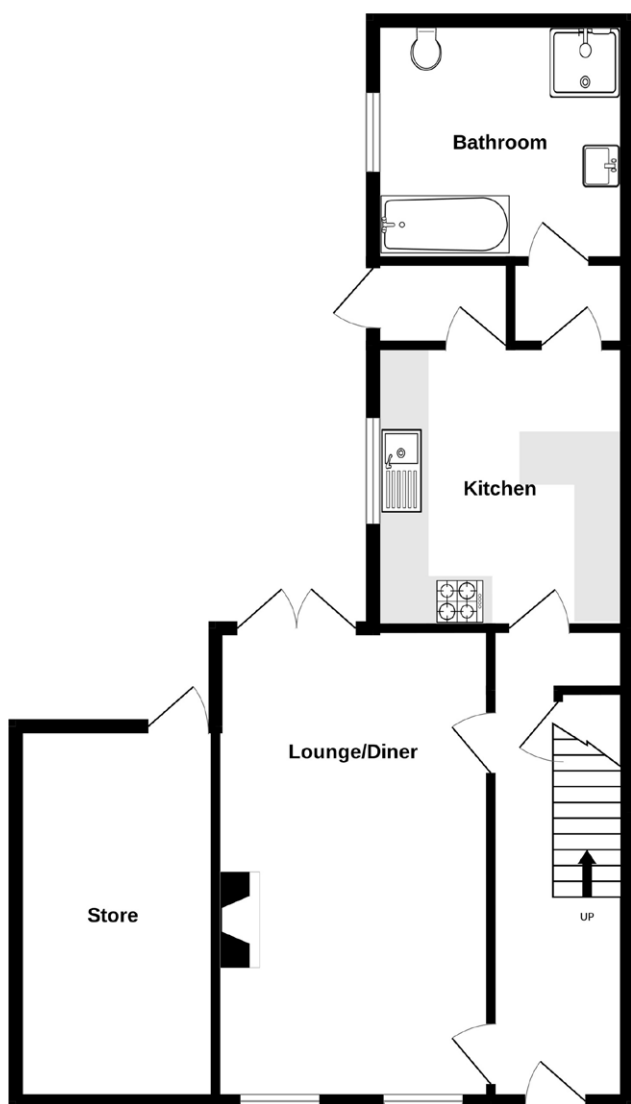




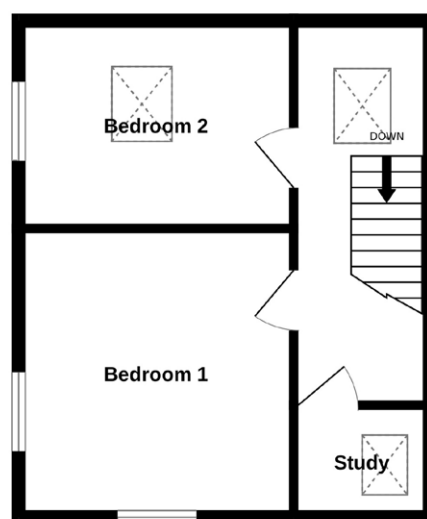


## Floorplan

GROUND FLOOR



1ST FLOOR



## GROUND FLOOR

### Entrance hall

19'11 x 6' (6m x 1.8m)

### Lounge/diner

23' x 12'2 (7m x 3.7m)

### Kitchen

11'10 x 10'6 (3.6m x 3.2m)

#### APPLIANCES

- Beko fridge
- Rangemaster oven  
(with electric oven and gas hob)
- Hotpoint washing machine
- Hotpoint freezer

### Rear lobby

3'5 x 3'1 (1m x 0.9m)

### Rear porch

4'11 x 3'1 (1.5m x 0.9m)

### Bathroom

10'6 x 10' (3.2m x 3.1m)

## First Floor

### Landing

12'10 x 5'11

### Bedroom 1

12'3 x 11'10

## Bedroom 2

13' x 8'

### Study

5'11 x 4'11

## EXTERIOR

Ample parking is provided to the front and rear of the property. There is an enclosed lawned garden complete with vegetable patch and garden shed plus a patio area perfectly positioned off the kitchen and lounge.

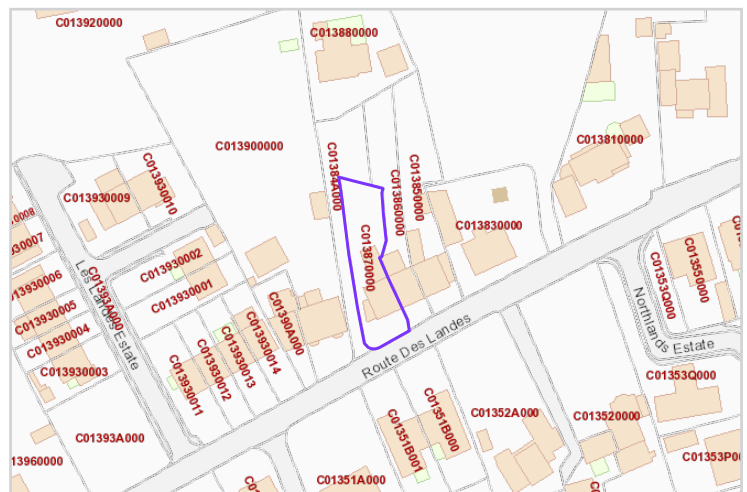
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

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

**Perry's ref:** 7 E4

**what3words:** unto.lucky.fellow

**TRP:** 113



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## CONTACT OUR LOCAL MARKET TEAM



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