



2, The Willows

La Grande Rue, St Martins GY4 6RT

£850,000

LOCAL MARKET

SOLE AGENT

The Willows is a brand new exclusive development, conveniently located in the heart of St Martin's Village within easy walking distance to local amenities and with rear access onto School Lane leading to St Martin's Primary.

The accommodation offers a spacious open plan living area, well equipped kitchen and w.c on the ground floor and three bedrooms, the primary bedroom benefiting from an ensuite shower room and family bathroom on the first floor. To the front of the property there is parking for 2 vehicles on the brick paved drive and to the rear, an enclosed south facing garden with pedestrian access onto School Lane. Viewing highly recommended of this remaining unit.

School catchment: St Martins Primary and Les Beaucamps High School

Key facts



- Brand New Exclusive Development
- High spec with attention to detail
- Last remaining unit
- Located in the heart of St Martin's village
- Garden & parking for 2

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



**cooper
brouard**
GUERNSEY'S ESTATE AGENT







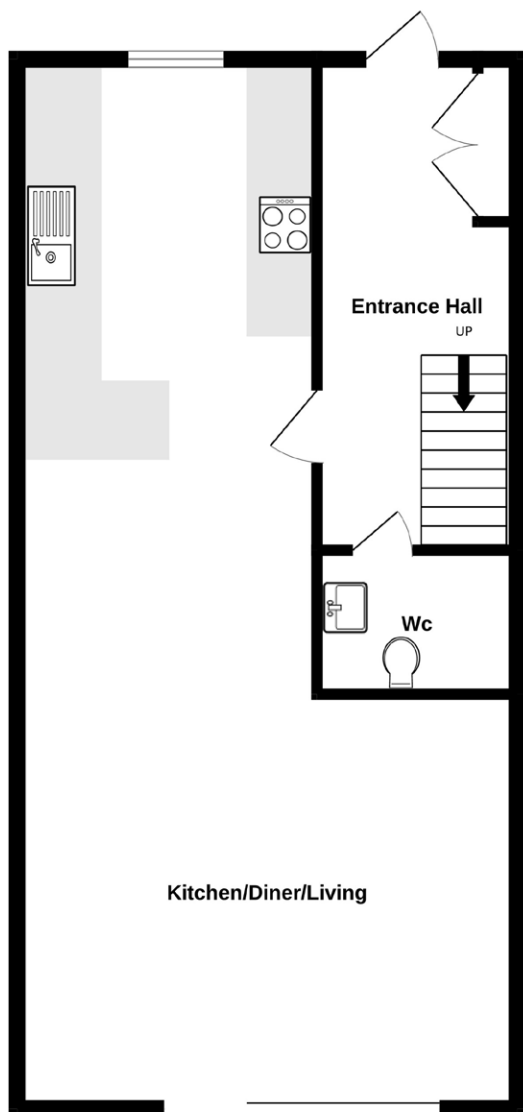




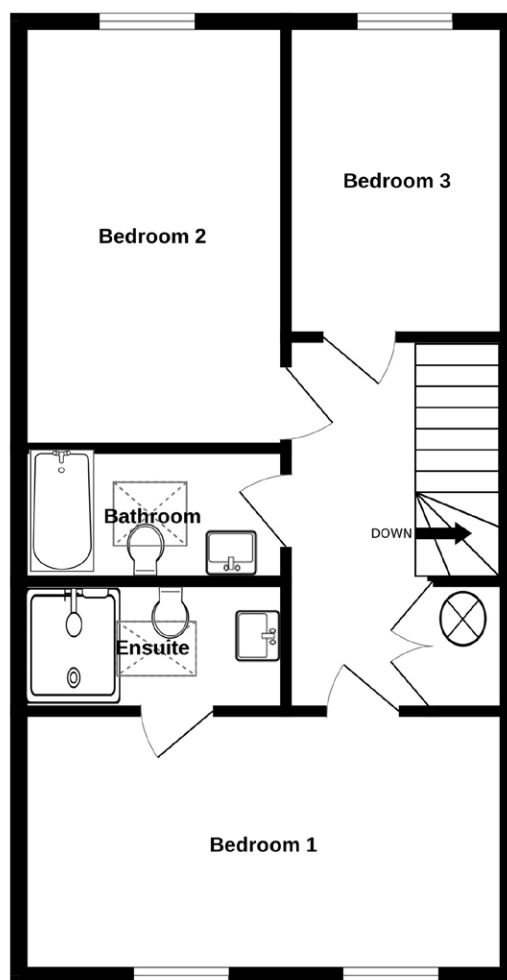


Floorplan

GROUND FLOOR



1ST FLOOR



Entrance Hall

16'2 x 6'6 (4.9m x 2m)

Kitchen/lounge/diner

36'3 (narrowing to 14'3) x 17'3
(narrowing to 10'4) (11m/4.3m x 5.3m/3.1m)

APPLIANCES

- Neff double oven
- Neff induction hob
- Neff extractor
- Neff fridge/freezer
- Neff dishwasher
- Hotpoint washing machine
- Hotpoint tumble dryer

W.C

6'6 x 4'10 (2m x 1.5m)

Bedroom 1

17'3 x 9'2 (5.3m x 2.8m)

Ensuite

10'2 x 4'6 (3m x 1.4m)

Bedroom 2

14'9 x 9'3 (4.5m x 2.8m)

Bedroom 3

10'11 x 7'7 (3.3m x 2.3m)

Bathroom

10'2 x 5'5 (3m x 1.7m)

EXTERIOR

The property is approached off the road onto the brick paved driveway where parking for 2 cars is provided at the front of the property. There is a patio area accessed directly off the living space with the remainder of the garden laid to lawn and housing a plastic garden shed. There is pedestrian access onto School Lane.

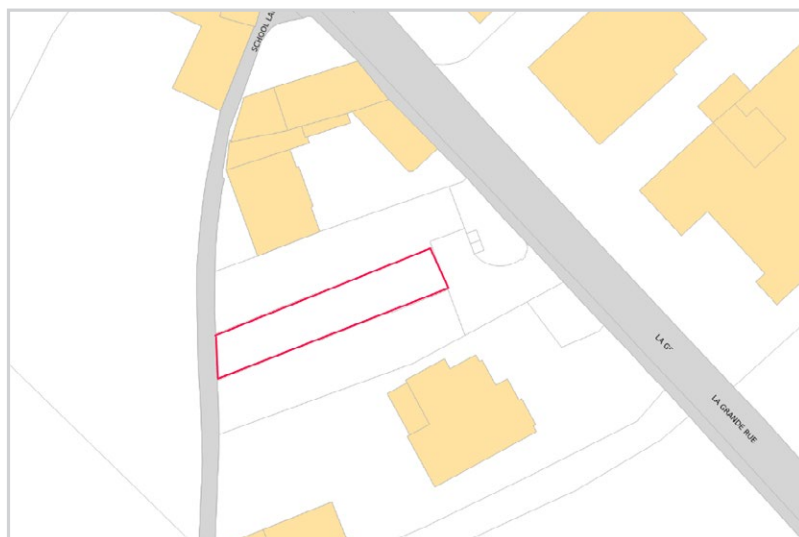
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, electric central heating (underfloor on ground floor and bathrooms), uPVC double glazing.

Perry's ref: 30D1

what3words: attributing.convert.enzymes

TRP: TBC



Mapping / Aerial Photography Copyright © States of Guernsey 2025

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

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



These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.