



Rosebank

Avenue Du Manoir, Ville Au Roi, St Peter Port, GY1 1PE

£675,000

LOCAL MARKET

SOLE AGENT

This attractive detached bungalow features three well-proportioned bedrooms, a comfortable lounge, and a modern kitchen and bathroom.

The rear of the home boasts a private lawned garden and decking area, as well as a garage for secure parking or storage. There is also potential to extend the property, subject to the necessary permissions. Located in a quiet and convenient area, this home offers both tranquillity and accessibility.

School catchment: Vauvert Primary and Les Varendes

Key facts



- Detached, well-presented bungalow
- Convenient and quiet location
- Three bedrooms
- Parking and garage
- Lawned garden complete with greenhouse

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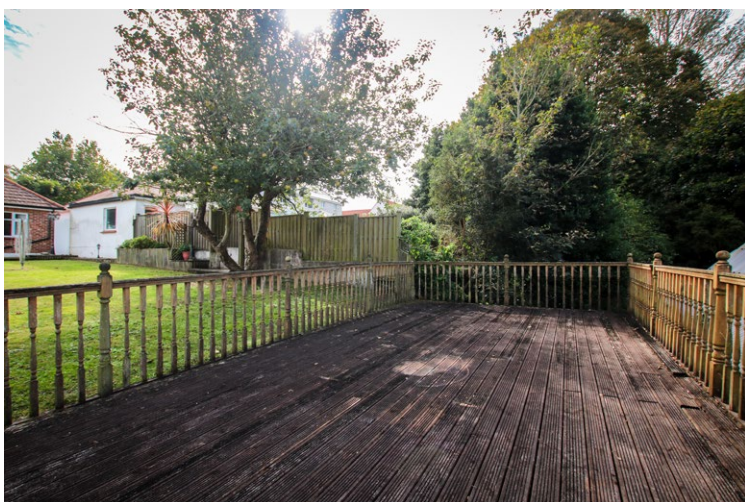


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GUERNSEY'S ESTATE AGENT



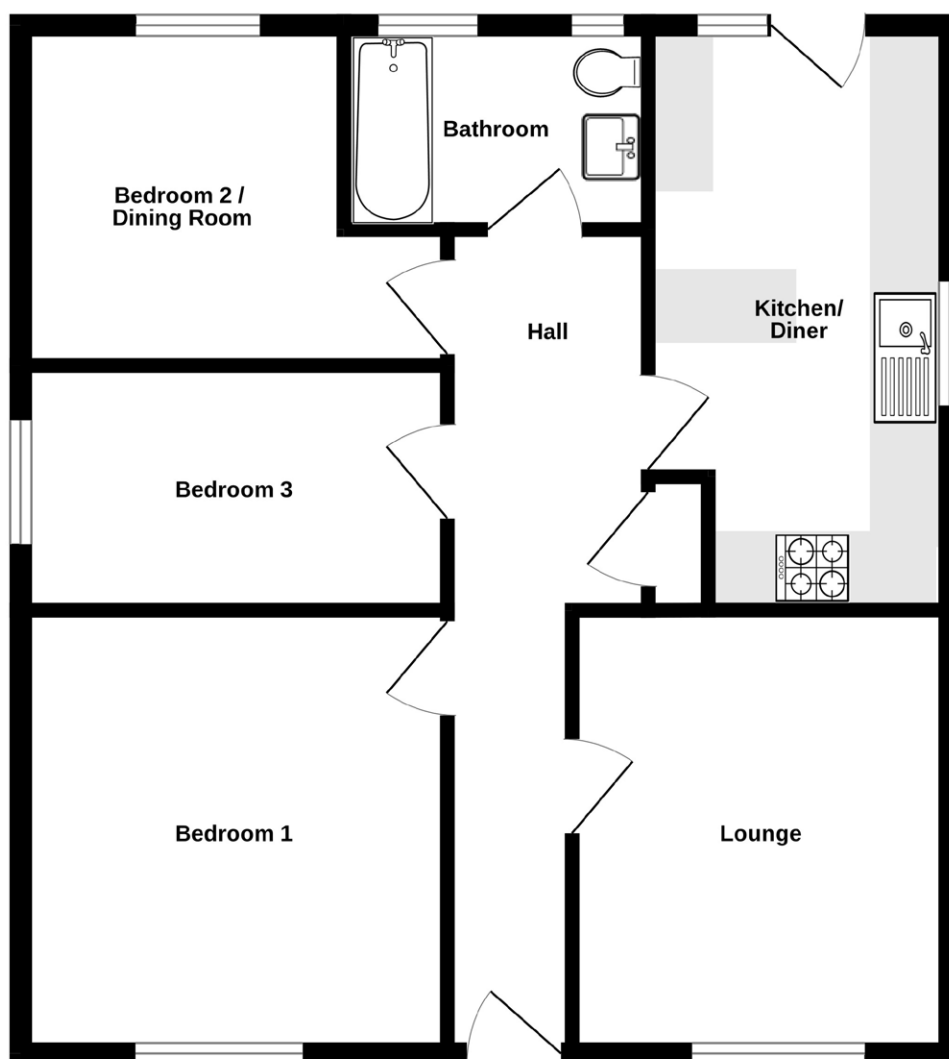






Floorplan

GROUND FLOOR



Entrance hall

21'7 x 5'3 narrowing 3'4 (6.6m x 1.6m x 1m)

Lounge

12'8 x 11'9 (3.9m x 3.6m)

Kitchen/dining room

14'7 x 9'8 (4.5m x 3m)

APPLIANCES

- Neff integrated fridge/freezer
- Neff integrated dishwasher
- Belling electric range
- Miele washing machine

Bedroom 1

11'9 x 11'5 (3.6m x 3.5)

Bedroom 2 / Dining room

11'6 x 9'1 narrowing 8'7 (3.5m x 2.8m x 2.7m)

Bedroom 3

12' x 6'6 (3.7m x 2m)

Bathroom

8'2 x 5'7 (2.5m x 1.7m)

EXTERNAL

The property is accessed via the estate road, leading onto a tarmac driveway with tandem parking for two cars and direct access to the garage. The front garden is attractively laid with gravel and features a variety of established plants, while a pathway guides you to the front door. To the rear, you'll find an enclosed lawned garden complemented by a further decking area plus greenhouse.

Garage

17'3 x 13' (5.2m x 4m)

APPLIANCES

- Hotpoint tumble dryer
- Hotpoint freezer

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

Services: Mains electricity and water, mains drainage, electric heating, uPVC double glazing.

what3words: dinnertime.trances.together

TRP: 123



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