



Honeysuckle

£925,000

11 Pre de la Cotte, Route du Coucher du Soleil,
Route de Carteret, Castel, GY5 7YZ

LOCAL MARKET

SOLE AGENT

An immaculate three bedroom family home, built in 2020, situate on a quiet clos near to Cobo Bay.

This stunning semi detached property offers contemporary and spacious accommodation throughout and is positioned just a short distance from the Cobo village amenities and all that the West coast has to offer.

'Honeysuckle' features a bright and spacious open plan kitchen, lounge and dining area, a utility plus three bedrooms serviced by a family bathroom, separate WC and en-suite to the main bedroom. There is a further study/family room located on the second floor.

Further benefitting from an enclosed rear garden and patio plus parking for 3-4 vehicles, early viewing is highly recommended to appreciate all on offer.

School catchment: La Mare de Carteret Primary School / St Sampson's High School

Key facts



- Immaculate family home
- Stunning open plan kitchen living space
- 3 bedrooms plus separate office / family room
- Built in 2020
- Parking for 3-4 cars
- Enclosed garden and patio

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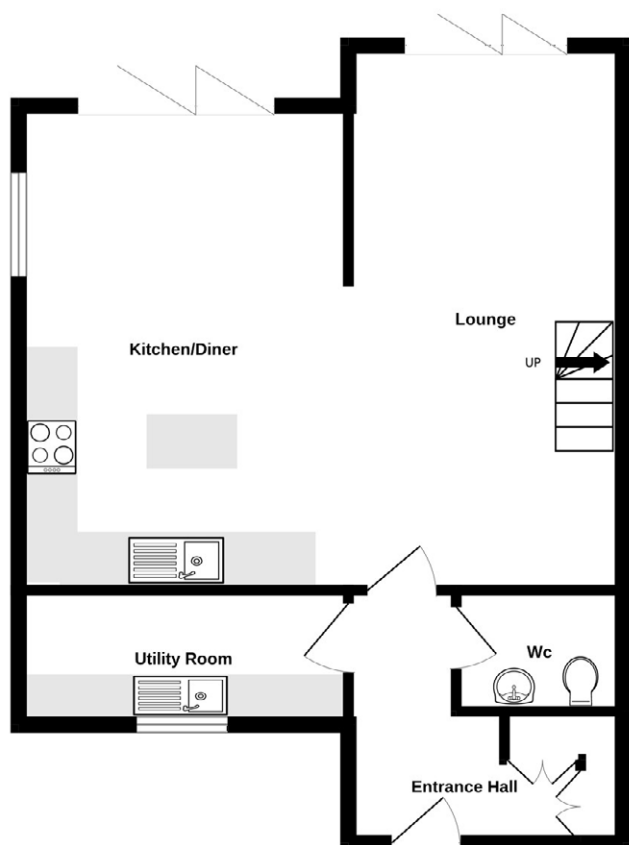




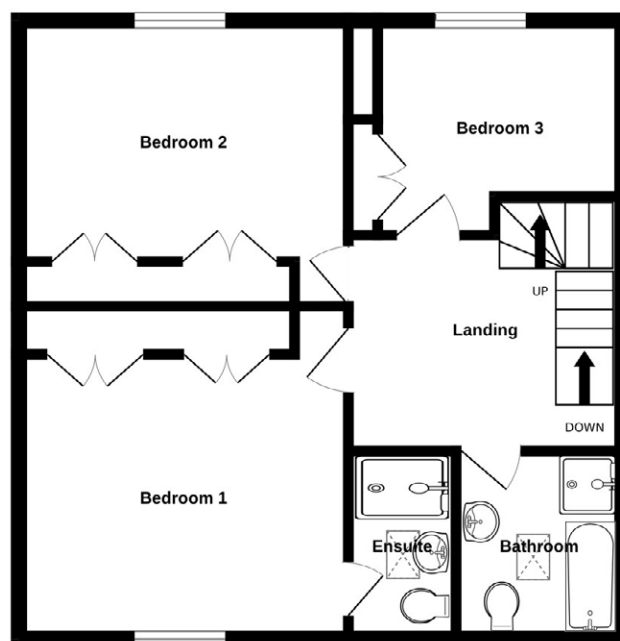


Floorplan

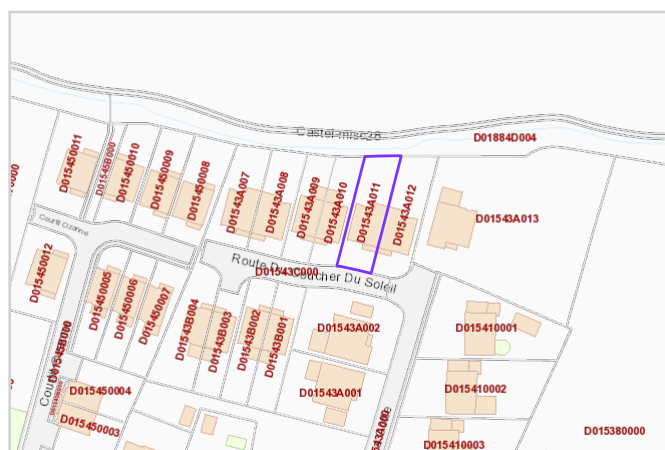
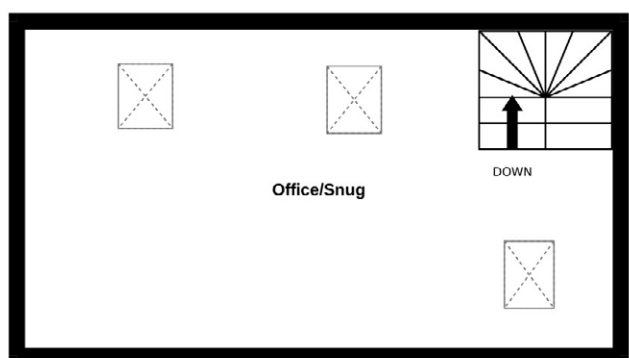
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Ground Floor

Entrance hall

12'5 x 8'2 max (3.8m x 2.5m max)

WC

5'7 x 4'9 (1.7m x 1.5m)

Utility

14'2 x 5'3 (4.3m x 1.6m)

APPLIANCES

- Hotpoint tumble dryer
- Indesit washing machine

Kitchen/living room

24'7 max x 23'4 max (7.5m x 7.1m)

APPLIANCES

- Neff oven
- Neff microwave
- Neff fridge
- Neff freezer
- Quooker tap
- Neff hob
- Neff extractor fan

FIRST FLOOR

Landing

12'6 x 9'9 (3.8m x 3m)

Bathroom

8'8 x 7'3 (2.7m x 2.2m)

Bedroom 1

13'8 x 11'6 (4.2m x 3.5m)

En-suite

8'8 x 4'9 (2.7m x 1.5m)

Bedroom 2

13'8 x 12'6 (4.2m x 3.8m)

Bedroom 3

10'2 x 10' (3.1m x 3.1m)

SECOND FLOOR

Office/ family room

24'7 x 10'8 (7.5m x 3.3m)

EXTERIOR

The property is approached off the clos road onto a brick paved parking area providing space for 3-4 vehicles. A side pathway leads down to the rear garden which is fully enclosed and laid to lawn and patio.

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

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

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TRP: 223

CONTACT OUR LOCAL MARKET TEAM



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