



Amarna

Clos de la Ruelle, La Croute Lane, St Martin, GY4 6QF

£1,350,000

OPEN MARKET

SOLE AGENT

This detached chalet bungalow sits on a small clos on a sizeable plot in the sought after parish of St Martin's.

Well placed for the nearby popular walks and amenities that the parish has to offer, Amarna offers good size accommodation throughout comprising a kitchen breakfast room, utility room, dining room, lounge, study/bedroom 4 and WC on the ground floor and three bedrooms plus a bathroom on the first floor.

Externally there is parking in front of the garage and fore and rear gardens laid to lawn with mature planting.

A super family home with the potential to modernise in areas should it be desired.

Key facts



- Detached home on quiet clos
- Desirable St Martin's location
- Corner plot providing good size gardens
- Garage and parking
- Three bedrooms plus study/bedroom 4
- Bright and airy throughout

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GUERNSEY'S ESTATE AGENT

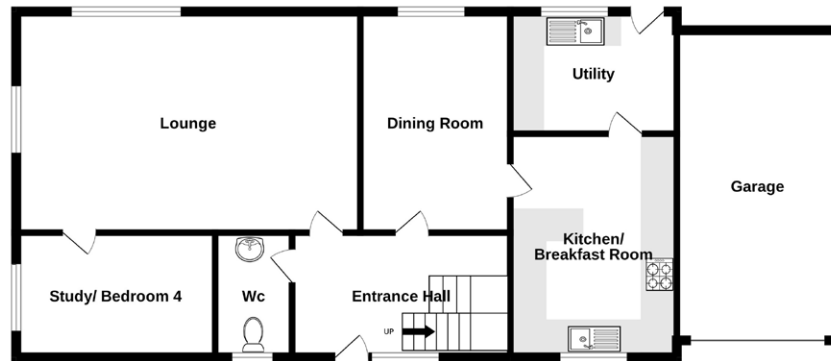




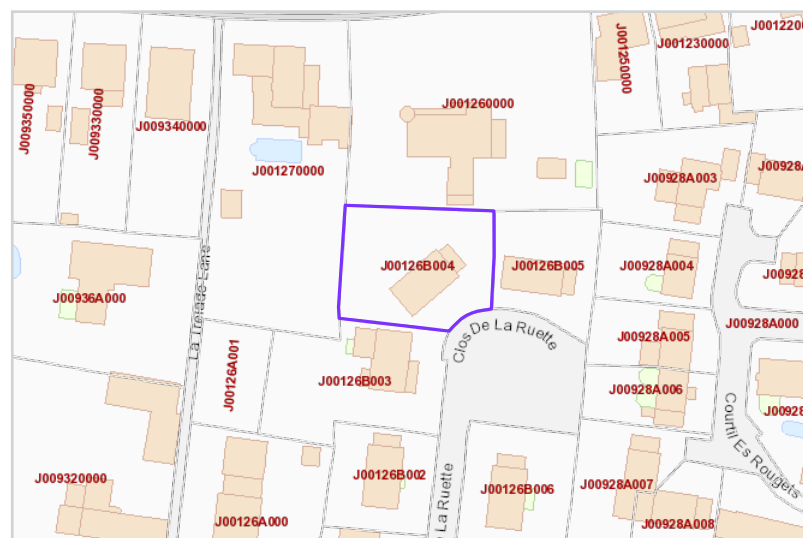




GROUND FLOOR



The floor plan for the second floor includes three bedrooms, a bathroom, and a landing. Bedroom 1 is on the left, Bedroom 2 is on the right, and Bedroom 3 is in the center. The bathroom is located between Bedroom 2 and Bedroom 3. A landing area with a staircase is situated between Bedroom 1 and Bedroom 3. The plan also shows several windows and doors throughout the rooms.



To arrange a viewing, call us on **236039** or email **enq@cooperbrouard.com** | **www.cooperbrouard.com** |



Entrance hall

13' x 7'3 (4m x 2.2m)

Lounge

20'6 x 12'9 (6.2m x 3.9m)

Bedroom 4/study

10'6 x 7'2 (3.2m x 2.2m)

Dining room

13'2 x 9' (4m x 2.7m)

Kitchen/Breakfast room

13'3 x 9'2 (4.1m x 2.8m)

APPLIANCES

- Hotpoint double oven
- Neff hob
- Extractor fan
- Hotpoint dishwasher
- Indesit fridge freezer

Utility

10' x 7'5 (3.1m x 2.3m)

APPLIANCES

- Hotpoint washing machine
- Indesit tumble dryer

Integral Garage

18' x 9'5 (5.5m x 2.9m)

FIRST FLOOR

Landing

19' x 6' (5.8m x 1.8m)

Bedroom 1

14'2 x 11' max (4.3m x 3.4m)

Bedroom 2

11'5 x 10' (3.5m x 3.1m)

Bathroom

Bedroom 3

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

EXTERIOR

The property is approached over a private clos road with access to a tarmac drive providing parking for two cars in front of the integral garage.

Lawned front garden with attractive shrubbery border.

Access on either side of the property, on one side past a drying area and the oil tank. The rear garden is laid to lawn and is enclosed by a high fence interspersed with shrubs and trees.

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

Services: Mains electricity, water and drainage, oil fired heating, uPVC double glazing.

Perry's ref: 30 A2

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CONTACT OUR OPEN MARKET TEAM



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