



# La Colombe Blanche

La Ruelle, St Martin, GY4 6QW

£1,275,000

LOCAL MARKET

SOLE AGENT

Located down a quiet lane in the highly sought-after parish of St Martins, La Colombe Blanche is a beautiful bungalow that combines contemporary elegance with effortless comfort

Recently renovated and thoughtfully extended by the current owners, this immaculate bungalow boasts an impressive open-plan living space featuring an Acorn Lifestyle kitchen. Full-width bi-fold doors flood the area with natural light and create a seamless connection to the landscaped lawned garden, perfect for entertaining.

Complementing the main living space is a well-equipped utility room, a sleek shower room, and a versatile play room.

Three well presented bedrooms and a separate WC complete the accommodation.

Externally, the property boasts a generous rear garden complete with private home office and ample parking to the front, ensuring convenience and privacy. Viewing is highly recommended through Cooper Brouard.

School catchment: St Martin's Primary School / Les Beaucamps

## Key facts



- Recently renovated and extended bungalow
- Immaculately presented
- Sought after St Martins location
- Good sized lawned garden
- Ample parking

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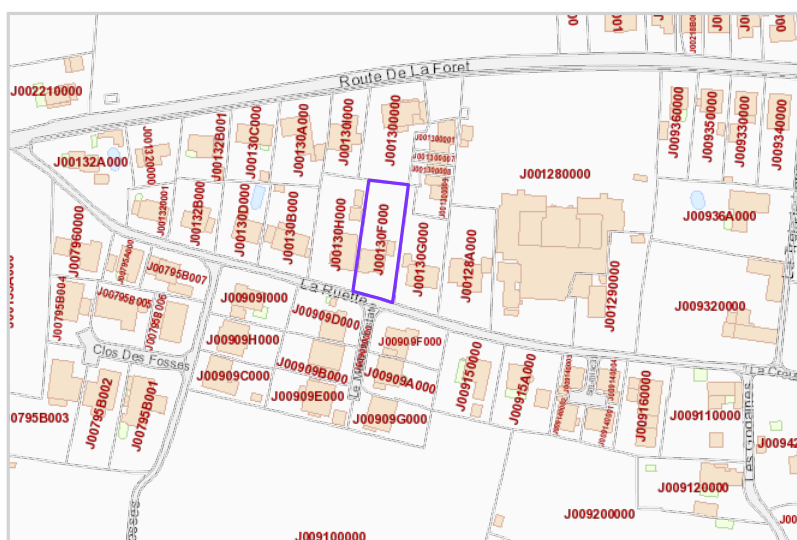
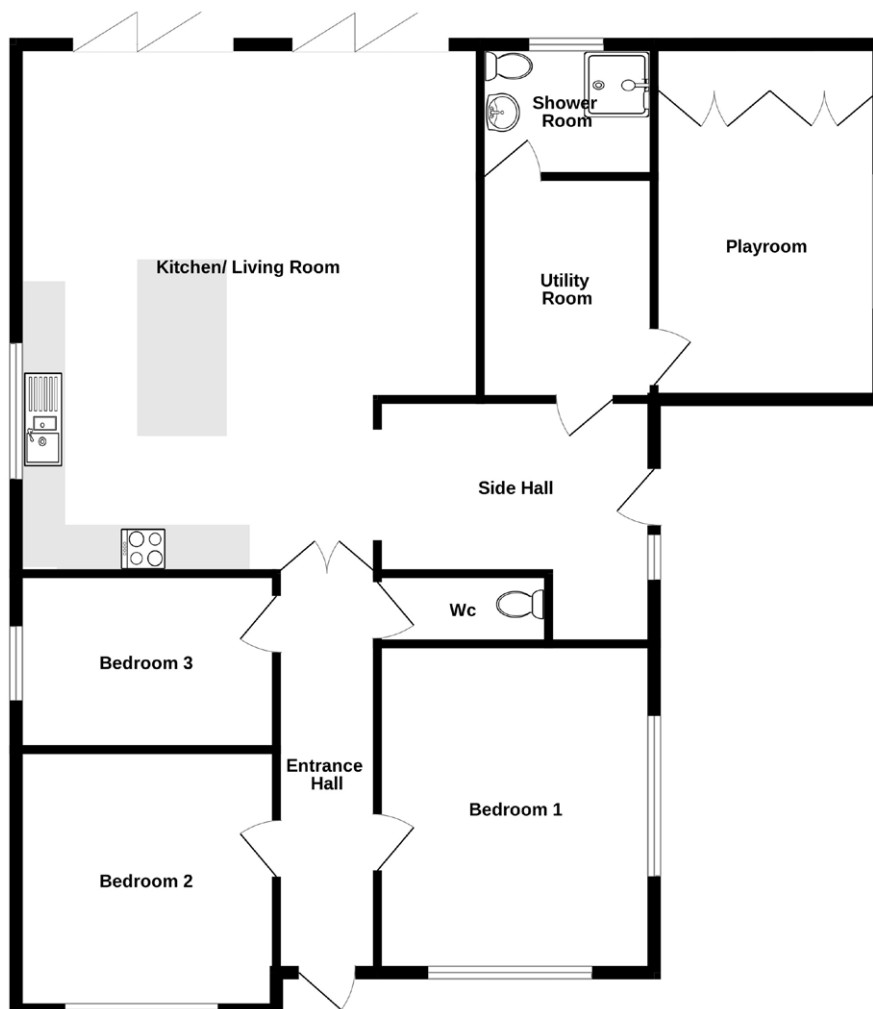






## Floorplan

### GROUND FLOOR



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## GROUND FLOOR

### Entrance hall

18' x 4'5 (5.5m x 1.4m)

### Bedroom 2

11'8 x 11'7 (3.6m x 3.6m)

### Bedroom 3

11'8 x 7'8 (3.6m x 2.4m)

### Bedroom 1

15' x 12'1 (4.6m x 3.7m)

### WC

7'8 x 2'7 (2.4m x 0.8m)

### Side hall

11'8 x 11' (3.6m x 3.4m)

### Kitchen / living room

26'6 x 24' (8m x 7.3m)

#### APPLIANCES

- Electric Rangemaster oven
- Rangemaster extractor
- Neff microwave
- Fisher & Paykel fridge and freezer
- Neff dishwasher

## Utility

9'9 x 7'10 (3m x 2.4m)

#### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

## Shower room

7'9 x 5'3 (2.4m x 1.6m)

## Playroom

16' x 9'3 (4.9m x 2.8m)

## EXTERIOR

The property is approached via a quiet lane onto a smart gravel driveway offering generous parking. A neat lawned garden enhances the frontage, while access down one side leads to an expansive rear garden, beautifully laid to lawn and featuring a private home office tucked away in the corner

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

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

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**what3words:** welfare.toga.predictions

**TRP:** 210

## CONTACT OUR LOCAL MARKET TEAM



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