



Protea Place

Rue de Varivary, St Martin's, GY4 6NF

£820,000

LOCAL MARKET

A modern low maintenance detached family home set in a desirable location, offering good sized accommodation including an impressive lounge/dining room and a modern kitchen which opens into the sunroom.

There are three bedrooms on the first floor together with two bathrooms, one ensuite and on the second floor is the main bedroom suite which also comprises a dressing room. Externally is parking for three cars to the front of the property and at the rear is an enclosed garden.

School catchment: St Martin's Primary and Les Beaucamps High

Key facts



- Modern family home
- Impressive accommodation
- Built 20 years ago
- Garden and parking
- Sought after area in a quiet lane

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





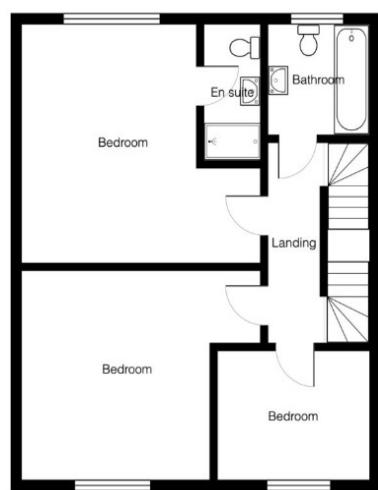








Floorplan



Hall

11'7 x 4'3 (3.6m x 1.3m)

Lounge/diner

28'5 x 14'5 (8.7m x 4.5m)

Kitchen

13' x 11'5 (4m x 3.5m)

APPLIANCES

- Neff electric oven
- Neff combination oven
- Neff extractor fan
- Neff gas hob
- Bosch fridge/freezer
- Caple wine fridge
- Hotpoint dishwasher
- Hotpoint washer/dryer

Sun room

15'8 x 9'6 (4.8m 2.9m)

Separate WC

5'1 x 2'8 (1.6m x 0.8m)

FIRST FLOOR

Landing

9'7 x 4'1 (3m x 1.2m)

Bathroom

6'10 x 6'5 (2.1m x 2m)

Bedroom 4

9'11 x 9' (3m x 2.7m)

Bedroom 3

15'3 x 11'5 (4.7m x 3.5m)

Bedroom 2

15'7 x 13'7 (4.7m x 4.2m)

Ensuite shower

8'6 x 3'9 (2.6m x 1.1m)

SECOND FLOOR

Bedroom 1

14'9 x 11'10 (4.5m x 3.6m)

Dressing room

10'3 x 7'4 (3.1m x 2.2m)

Ensuite shower room

12'3 x 10'10 (3.7m x 3.3m)

EXTERIOR

The property is approached off the lane onto a paved area providing parking for three vehicles, there is access down one side of the property through a wooden gate which leads onto a mainly lawned low maintenance garden which houses two sheds.

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

Services: Mains electricity and water, main drainage, oil fired central heating, electric underfloor heating in kitchen and bathrooms, uPVC double glazing.

Finding the property: with Greenacres care home on your left, take the next left into Rue du Varivay and the property is the third along on the right-hand side.

what3words: outdid.attribute.preserves

TRP: 176



CONTACT OUR LOCAL MARKET TEAM



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