



Carrera

La Colline des Bas Courtils, Route des Bas Courtils, St Saviour, GY7 9YQ

Presented in good order throughout, this semi-detached home forms part of a popular clos within a highly sought after rural location.

The property has been thoughtfully extended by the current owners and offers well balanced accommodation.

The ground floor comprises a kitchen, dining room, and a bright lounge with a vaulted ceiling enjoying pleasant views over the rear garden. There are also two bedrooms, a shower room, and a study on the ground floor. Upstairs, the property benefits from a further bedroom and shower room

Externally, to the front there is a low maintenance patio area with parking for two cars in tandem. To the rear is a private, enclosed lawned garden, designed for low maintenance and ideal for outdoor relaxation.

NB: The sale of this property will be subject to Royal Court Approval.

School catchment: La Houguette Primary School / Les Beaucamps High

£725,000

LOCAL MARKET

SOLE AGENT

Key facts



- Extended family home
- Versatile accommodation layout
- Parking for two in tandem
- Private enclosed garden
- Sought after rural location

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



**cooper
brouard**
GUERNSEY'S ESTATE AGENT

Carrera | £725,000

LOCAL MARKET | SOLE AGENT

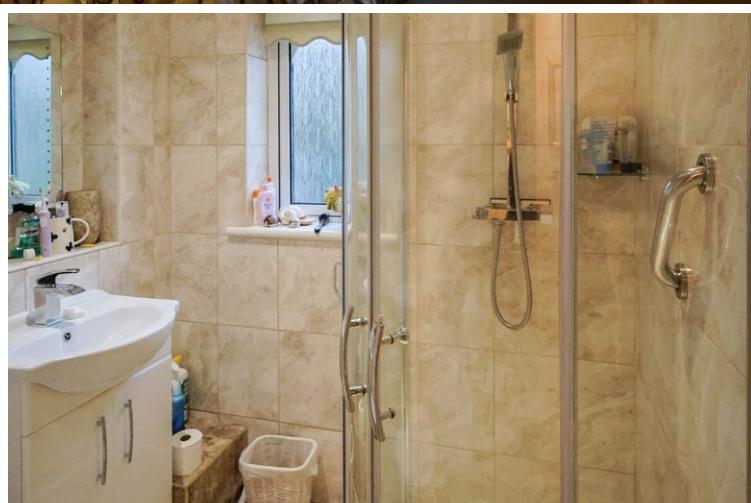


To arrange a viewing, call us on **236039** or email enq@cooperbrouard.com | www.cooperbrouard.com |



Carrera | £725,000

LOCAL MARKET | SOLE AGENT



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





Carrera | £725,000

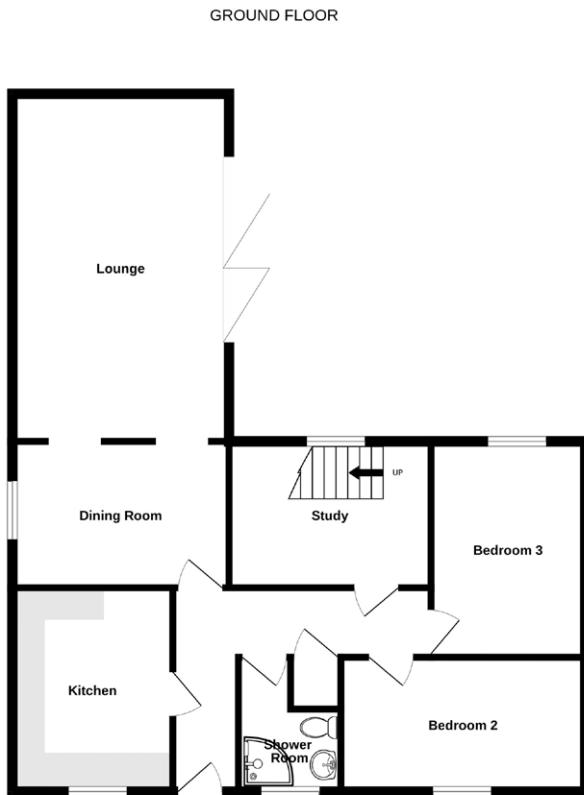
LOCAL MARKET | SOLE AGENT



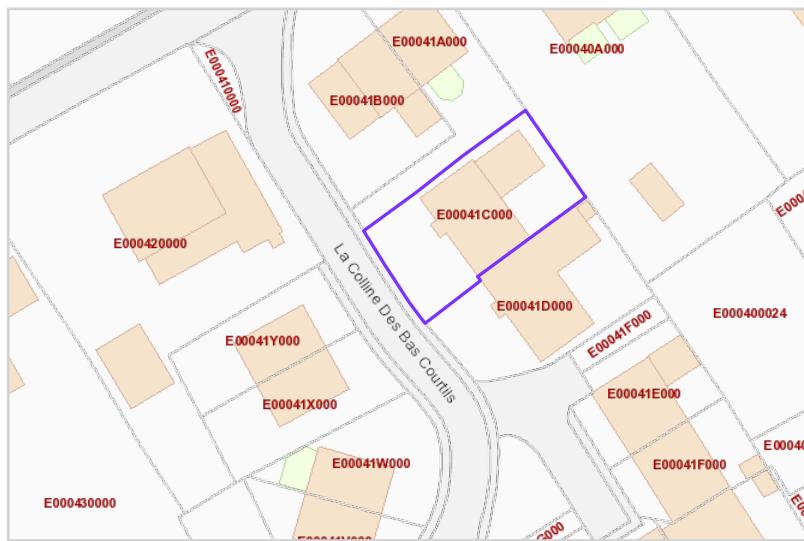
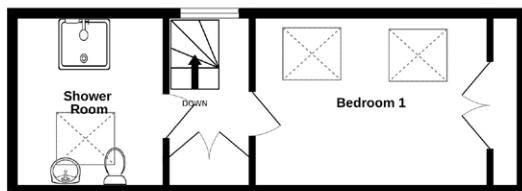
To arrange a viewing, call us on **236039** or email enq@cooperbrouard.com | www.cooperbrouard.com |



Floorplan



1ST FLOOR



Mapping / Aerial Photography Copyright © States of Guernsey 2022

GROUND FLOOR

Entrance hall

14'3 x 11'4 narrowing 3'1 (4.4m x 3.5m x 0.9m)

Kitchen

11'5 x 9' (3.5m x 2.7m)

APPLIANCES

- Hotpoint oven & four ring hob
- Hotpoint slimline dishwasher
- Miele fridge/freezer
- Hotpoint washing machine
- Hotpoint tumble dryer

Dining room

12'3 x 8'6 (3.7m x 2.6m)

Lounge

19'6 x 12'8 (5.9m x 3.9m)

Study

11'5 x 8'6 (3.5m x 2.6m)

Bedroom 3

12'2 x 8'9 (3.7m x 2.7m)

Bedroom 2

14'3 x 7'8 (4.4m x 2.4m)

Shower room

7'3 x 6'5 max (2.2m x 2m max)

FIRST FLOOR

Landing

6'3 x 4'6 (1.9m x 1.4m)

Bedroom 1

15'2 x 10'4 (4.6m x 3.2m)

Shower room

10'2 x 8'8 (3.1m x 2.7m)

EXTERIOR

The property is approached from the clos road via a private driveway, providing parking for two cars in tandem. To the front of the home is a paved, low maintenance area. Side access is available to the left hand side of the property through a wooden gate, leading to a low maintenance rear garden.

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

Services: Mains electricity and water, mains drainage, oil fired central heating via communal oil tank, uPVC double glazing.

Perry's ref: 22 C5

what3words: fairway.video.heartland

TRP: 147

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

