



Goldcrest

Ruette de La Tour, Cobo, GY5 7TT

£875,000

LOCAL MARKET

JOINT AGENT

Set in a sought-after elevated position with breathtaking views over Cobo Bay and Grandes Rocques, this four double bedrooms detached home captures panoramic sea views.

Set within both front and rear lawned gardens, Goldcrest also has the convenience of a detached garage and generous parking. With a layout that makes the most of its spectacular outlook, the spacious accommodation comprises a kitchen, dining room, sitting room, study plus further large reception room. Viewing is recommended to appreciate the opportunity on offer.

School catchment: La Mare de Carteret Primary School / St Sampsons

Key facts

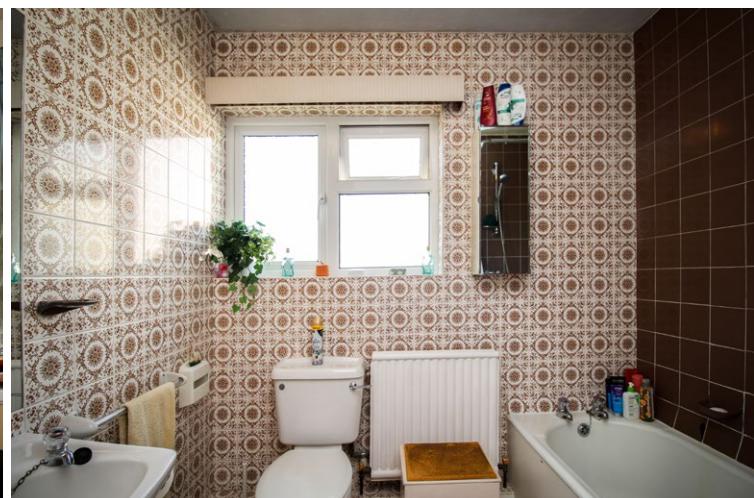


- Large detached home with Scope to refurbish and extend
- Panoramic views over Cobo Bay and Grandes Rocques
- 4 double bedrooms
- Detached garage and parking
- Outdoor gardens to the front and rear
- Convenient walk to the nature trail and Saumarez Park.

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



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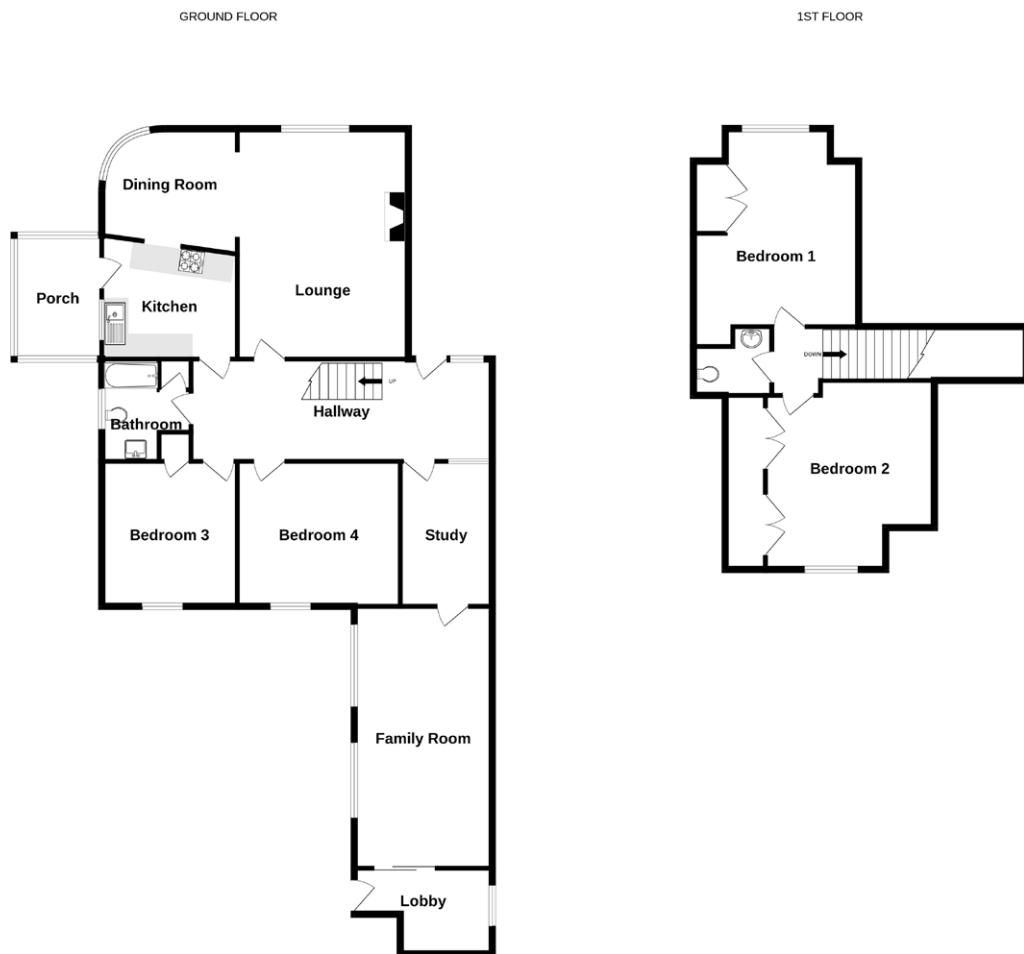
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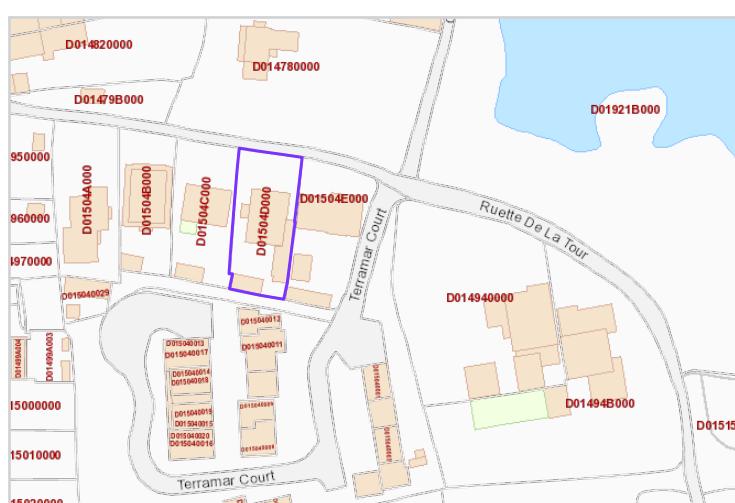
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Floorplan



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GROUND FLOOR

Hallway

24'6 X 7'4 (7.5m x 2.2m)

Lounge

18'8 x 14'4 (5.7m x 4.4m)

Kitchen

12'1 x 9'5 (3.7 x 2.9m)

APPLIANCES

- Hotpoint oven
- Karinear four ring hob
- Indesit extractor fan
- Hotpoint fridge

Dining Room

12'1 x 11'8 (3.7 x 3.6m)

Bathroom

8'3 x 7'3 (2.5 x 2.2m)

Bedroom 3

12'1 x 11'1 (3.7 x 3.4m)

Bedroom 4

13'2 x 11'1 (4 x 3.4m)

Study

7'8 x 11'1 (2.4 x 3.4m)

Family Room

21'3 x 11'4 (6.5 x 3.5)

Lobby

11'2 x 7' (3.4 x 2.1m)

APPLIANCES

- Bosch washing machine
- Bosch tumble dryer

FIRST FLOOR

Landing

8'9 x 4 (2.7m x 1.2m)

Bedroom 1

16' x 12' (4.9 x 3.7m)

WC

5'3 x 2'8 (1.6m x 0.8m)

Bedroom 2

12'9 x 10'6 (3.9 x 3.2m)

EXTERIOR

The property is accessed via a private road leading onto a tarmac driveway, offering parking for two vehicles and access to a single garage.

Garage

23'1 x 10'6 (7 x 3.2m)

A pedestrian gate provides entry to the rear garden, which features a mix of paved areas, lawn, and an astro-turf section. A pathway leads around to the front garden, which is laid to lawn, with a set of steps providing access to Ruette de la Tour.

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

Services: Mains electricity, water, and drainage. Oil-fired central heating and UPVC double glazing.

The property is understood to be of solid block construction.

Perry's ref: 8B4

what3words: marker.trainer.metals

TRP: 260

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