



Fleuri Coteau

Ruette des Jehans, Torteval, GY8 0RJ

£945,000

LOCAL MARKET

SOLE AGENT

The property is a well-presented bungalow set on a large plot in a quiet rural lane, overlooking fields to the rear.

The accommodation comprises three bedrooms, en-suite shower to the main bedroom and a family bathroom, a kitchen/diner, lounge plus sun room.

It further features a greenhouse with ample space for entertaining throughout the year. There are beautifully kept south and west facing gardens, generous parking, a shed and large workshop further enhance this charming home.

School catchment: La Houquette Primary / Les Beaucamps High school

Key facts



- Well-presented bungalow on a large plot in a quiet rural lane.
- Fabulous greenhouse with ample space for year-round entertaining.
- Beautifully kept south and west facing gardens.
- Generous parking, plus a shed and large workshop.
- Available with no onward chain.

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GUERNSEY'S ESTATE AGENT









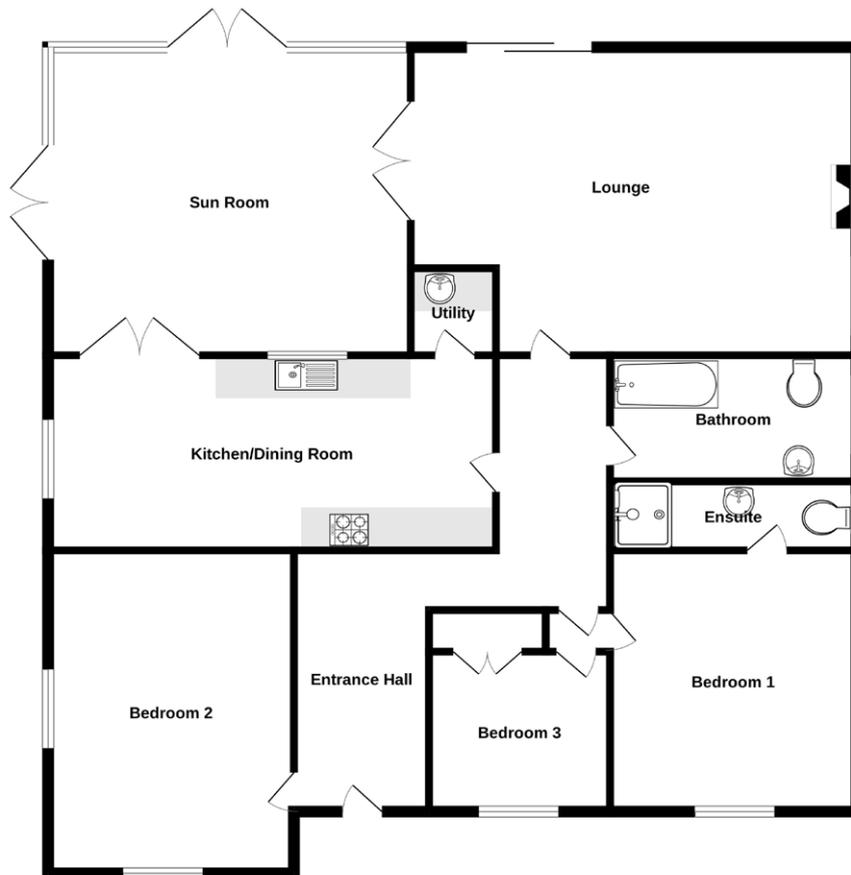






Floorplan

GROUND FLOOR



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Entrance Hall

Lounge

20'3 x 17'9 (6.17 x 5.41 m)

Sun Room

18'0 x 15'6 (5.49 x 4.72 m)

Kitchen / Dining Room

22'6 x 9'9 (6.86 x 2.97 m)

APPLIANCES

- Neff double oven
- Neff hob
- Neff extractor fan
- Tower microwave
- Neff fridge / freezer
- Hotpoint dishwasher

Utility

6'4 x 5'7 (1.93 x 1.70 m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint freezer

Bedroom 1

12'8 x 11'8 (3.86 x 3.56 m)

Ensuite

8'7 x 4'0 (2.62 x 1.22 m)

Bedroom 2

14'0 x 12'2 (4.27 x 3.71 m)

Bedroom 3

10'8 x 9'3 (3.25 x 2.82 m)

Bathroom

8'6 x 6'5 (2.59 x 1.96 m)

EXTERNAL

When driving down Rue Du Planel with the airport runway on your right, turn left onto Ruelle Des Jehans. The property is the third on the left, which is approached via a tarmac driveway, providing ample parking, with a timber gate giving access to the rear garden. The front garden is attractively lawned, while to the right of the property there is a gravel area housing a timber shed and oil tank.

The greenhouse and workshop are a standout feature of the property. The first section of the greenhouse is fitted with work benches and has an electricity supply, while the second, larger section includes a paved area, making it ideal for year-round entertaining. Double doors from the greenhouse open directly onto the rear garden. Appliances included are a Hotpoint freezer, and Beko freezer.

The rear garden is beautifully maintained, featuring a lawn, patio area, and a sunken garden. A secondary gravel drive provides additional parking and access to the lane, making the outdoor space both practical and enjoyable.

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

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

Perry's ref: 27E3

what3words: stylings.fleets.scary

CONTACT OUR LOCAL MARKET TEAM



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