



# Winterbourne Down

£699,000

La Route du Picquerel, Vale, GY6 8JA

LOCAL MARKET

SOLE AGENT

A smart family home built in 2007 by a well-regarded local developer which would be well suited to those looking to move up the property ladder.

The accommodation offers an open-plan living/dining space with a separate kitchen and 3 bedrooms serviced by a spacious bathroom and a downstairs W.C. Externally, the property boasts a large rear lawned garden with patio space, an additional area for storage and 2 parking spaces. To the front is a paved front garden.

Within close proximity to the amenities of L'Islet village and the beautiful coastal walks of the parish, viewing is recommended to appreciate all on offer.

School catchment: Hautes Capelles Primary School / St Sampson's High School

## Key facts



- Excellent family home
- Close to L'Islet village amenities
- 3 bedrooms
- Spacious garden and ample storage space
- Open-plan living/dining room
- Ideal for those looking to move up the property ladder

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GUERNSEY'S ESTATE AGENT













## GROUND FLOOR

## Entrance hall

12'3 x 9'5 (3.7m x 2.9m)

## WC

6'1 x 4'6 (1.9m x 1.4m)

## Kitchen

14'9 x 11'6 (4.5m x 3.5m)

## APPLIANCES

- Neff oven
- Neff microwave
- Neff induction hob
- Neff extractor fan
- Bosch dishwasher
- Hotpoint washer dryer

## Lounge/diner

27'6 x 13'8 (8.3m x 4.2m)

## FIRST FLOOR

## Bathroom

9'8 x 9'7 (3m x 3m)

## Cupboard

3'3 x 3'1 (1m x 0.9m)

## Bedroom 1

13'5 x 11' max (4.1m x 3.4m max)

## Bedroom 2

13'6 max x 12'2 (4.1m x 3.7m)

## Bedroom 3

13'6 x 7'6 (4.1m x 2.3m)

## EXTERIOR

The property is accessed off the road onto a shared parking area where there is parking for 2 vehicles at the rear of the property. There is a fore garden laid to patio with access down one side leading around to the large rear garden which is laid to lawn and patio and has a further gravelled area which provides super storage space.

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

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

**Perry's ref:** 33 H1

**what3words:** foghorn.transparent.crane

**TRP:** 143

## CONTACT OUR LOCAL MARKET TEAM



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