



Mazamet

£995,000

Clos des Fontaines, St Martins, GY4 6RF

LOCAL MARKET

SOLE AGENT

Mazamet is an attractive and well maintained detached family home, set within a highly regarded and peaceful cul de sac in St Martin's.

Ideally located just moments from the beautiful south coast bays and cliff paths at Petit Bot, the property offers generous living accommodation, excellent garaging, and landscaped gardens—perfect for families seeking space in a sought after parish.

The spacious ground floor features a lounge, dining room, study, conservatory, large kitchen and impressive utility room, while the first floor provides four comfortable bedrooms. Externally, the home enjoys manicured gardens, ample parking, and two substantial attached garages.

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

Key facts



- Well proportioned detached family home
- Quiet, desirable location in St Martin's
- Four bedrooms
- Three reception rooms plus study
- Two large garages and generous parking
- Attractive gardens with sunny south west aspect

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



 cooper
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GUERNSEY'S ESTATE AGENT

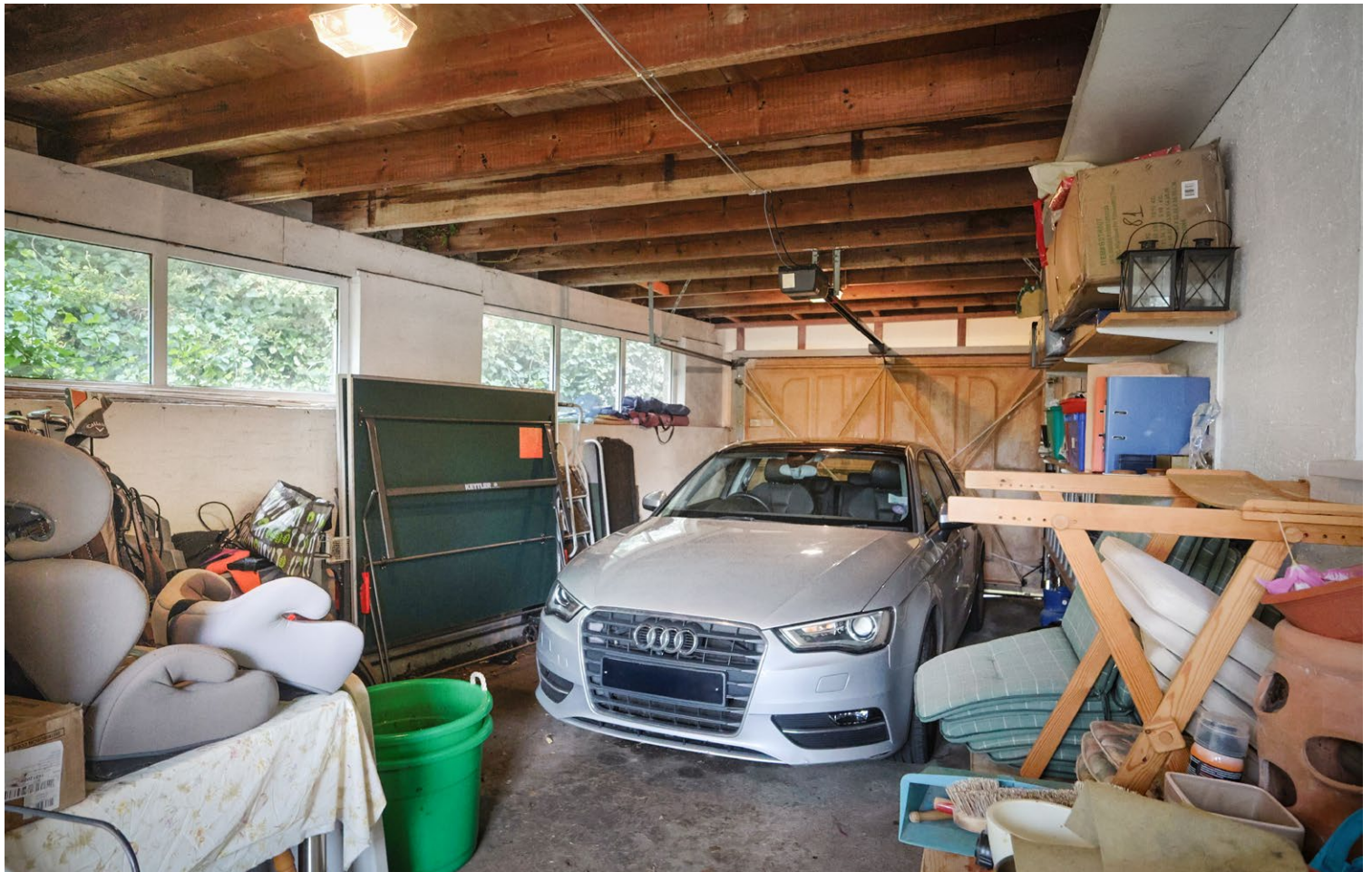














GROUND FLOOR

Porch

13' x 6' (4m x 1.6m)

Entrance Hall

10'8 x 6' (3.3m x 1.8m)

WC

6'5 x 4'2 (2m x 1.3m)

Kitchen

16' x 13' (4.9m x 4m)

APPLIANCES

- Neff double oven
- Küppersbusch extractor fan
- Miele dishwasher
- Integrated Küppersbusch fridge
- Integrated Küppersbusch microwave

Utility Room

15' x 9'6 (4.6m x 2.9m)

APPLIANCES

- Hotpoint fridge
- Miele washing machine
- Miele tumble dryer
- Hotpoint freezer

Lounge

27' x 14' (8.2m x 4.2m)

Study

16' x 5'2 (4.8m x 1.6m)

Dining Room

19'3 x 9'10 (5.9m x 3m)

Conservatory

16'4 x 9'2 (5m x 2.8m)

First Floor

Landing

10'7 x 5'10 (3.3m x 1.8m)

Bedroom 1

13'9 x 12'6 (4.2m x 3.8m)

Landing

15'9 x 5'1 (4.8m x 1.6m)

Bathroom

9'6 x 6' (2.9m x 1.8m)

Bedroom 4

10'10 x 8'7 (3.3m x 2.7m)

Bedroom 3

11' x 8'10 (3.3m x 2.7m)

Bedroom 2

14' x 9' (4.3m x 2.7m)

EXTERIOR

The property benefits from a neat front lawn with mature shrubs and trees, along with generous parking for several vehicles and access to two attached garages. The sunny south and west facing rear garden offers a wonderful outdoor living space, including a paved sun terrace and well established lawned areas, ideal for alfresco dining and family enjoyment.

Garage 1

18'8 x 9'7 (5.7m x 3m)

Garage 2

30' x 14' (9.2m x 4.2m)

Additional features include oil tank storage and boiler room (8'8 x 4' / 2.7m x 1.2m).

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

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

Perry's ref: 30 A2

what3words: chemist.even.hilarious

TRP: 311

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah