



# Grey Martin

Route de la Forêt, St Martin, GY4 6UB

## £680,000

LOCAL MARKET

SOLE AGENT

This detached bungalow sits on a generous plot in a convenient St Martins location.

The accommodation comprises a spacious open plan living area, three bedrooms and family bathroom with a separate w.c. Outside there is a large patio providing a lovely entertaining space with the remainder of the large garden laid to lawn providing a great space for children and pets.

With ample parking and a detached garage, Grey Martin will make a wonderful home.

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

### Key facts



- Spacious open plan living
- Three bedrooms
- Convenient location
- Large garden
- Detached garage and ample parking

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GUERNSEY'S ESTATE AGENT





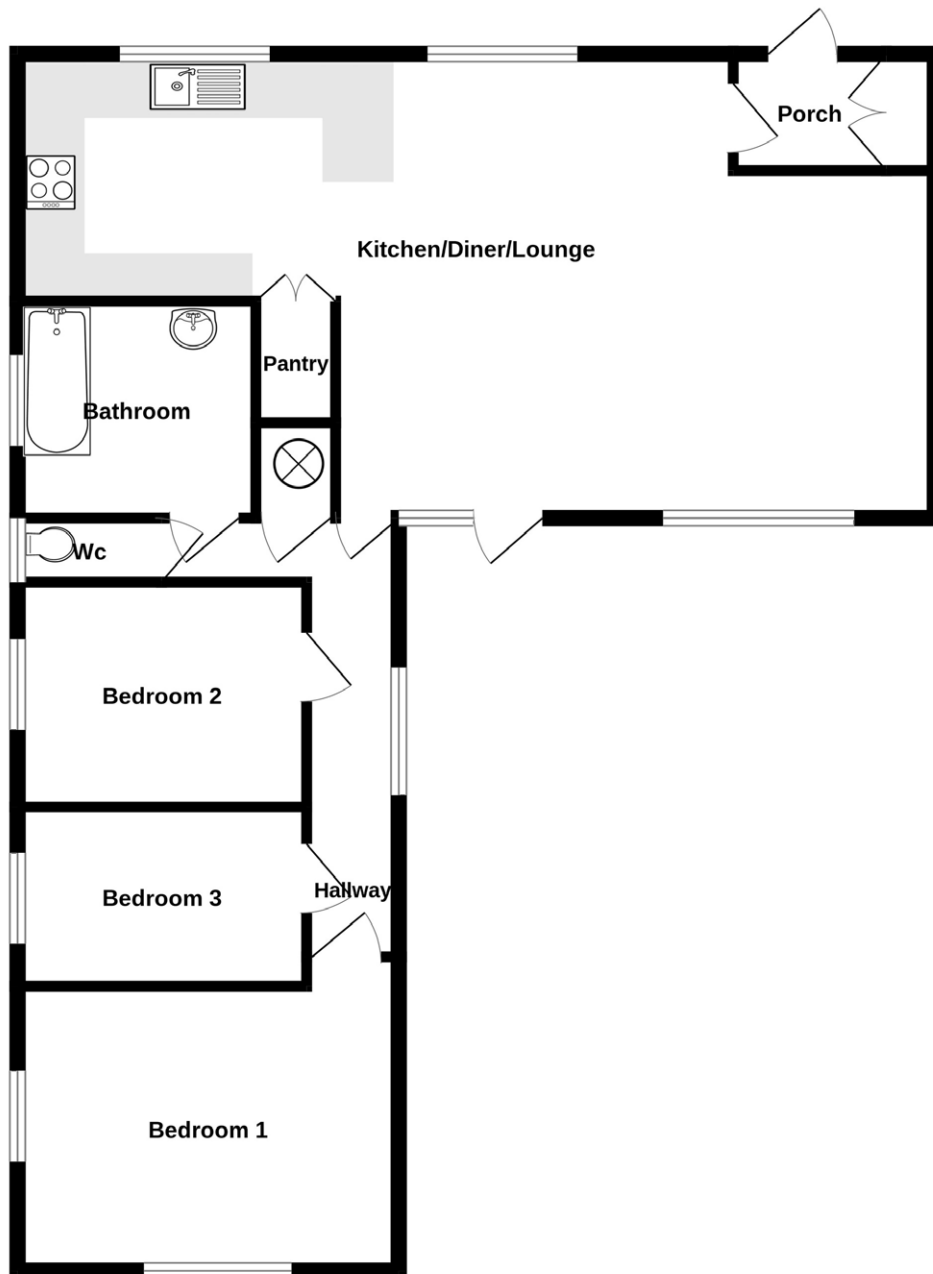






# Floorplan

## GROUND FLOOR



## Entrance Porch

5'1 x 4'3 (1.5m x 1.3m)

## Kitchen/lounge/diner

25'1 narrowing to 21'8 x 16'11 narrowing to 8'11  
(7.6m narrowing to 6.6m x 5.2m narrowing to 2.7m)

### APPLIANCES

- Hotpoint oven
- Electrolux hob with extractor
- AEG fridge/freezer
- Smeg dishwasher
- Zanussi washing machine

## Bathroom

8'3 x 5'7 (2.5m x 1.7m)

## WC

5'2 x 2'4 (1.6m x 0.7m)

## Bedroom 1

13'8 x 10'4 (4.2m x 3.1m)

## Bedroom 2

10'5 x 8'2 (3.2m x 2.5m)

## Bedroom 3

10'5 x 6'7 (3.2m x 2.1m)

## EXTERIOR

The property is approached from the road on to the gravelled driveway which provides parking for multiple cars. There is a lawned fore garden to one side, a gate leads to the back garden where there is a sheltered patio which can also be accessed from the living area and provides a lovely al fresco entertaining space. The remainder of the large garden is laid to lawn providing a great space for children and pets and is enclosed by mature hedging and wooden fencing with a summer house at the far end.

## Garage

14'11 x 8' (4.5m x 2.4m)

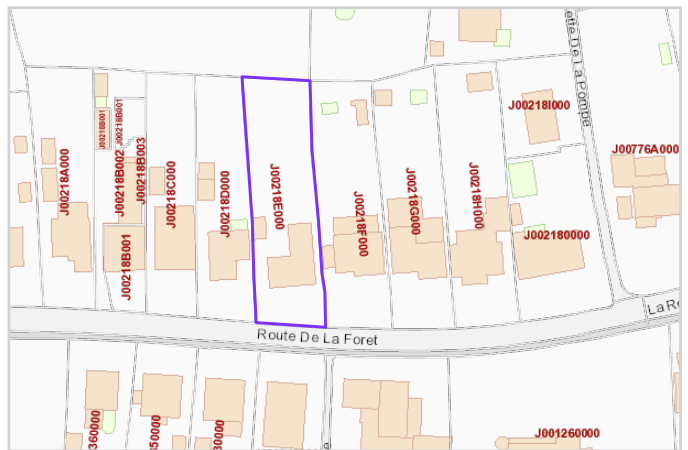
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

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

**Perry's ref:** 30 A1

**what3words:** feeling.preliminary.accentuate

**TRP:** 141



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## CONTACT OUR LOCAL MARKET TEAM



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