



Kiama

Rue Des Croutes, St. Martin GY4 6RD

£665,000

LOCAL MARKET

JOINT AGENT

Kiama is a detached bungalow set in a superb rural position along a quiet St Martin's lane, close to the picturesque Petit Bot Valley and scenic south coast cliff walks.

The property has been thoughtfully upgraded by the current owners, including a new roof and modern external cladding, and is well presented throughout. The accommodation comprises a lounge, kitchen/dining room, utility room, two double bedrooms, and a family bathroom.

Externally, the front of the property offers ample parking and access to a single garage, while the rear features a low maintenance lawned garden, fully enclosed by fencing for privacy.

School catchment: St Martin's Primary and Les Beaucamps

Key facts



- Detached two-bedroom bungalow
- Upgraded by the current owners
- Enclosed rear garden
- Ample parking and garage
- Located in a quiet St Martin's lane

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



 **cooper
brouard**

GUERNSEY'S ESTATE AGENT



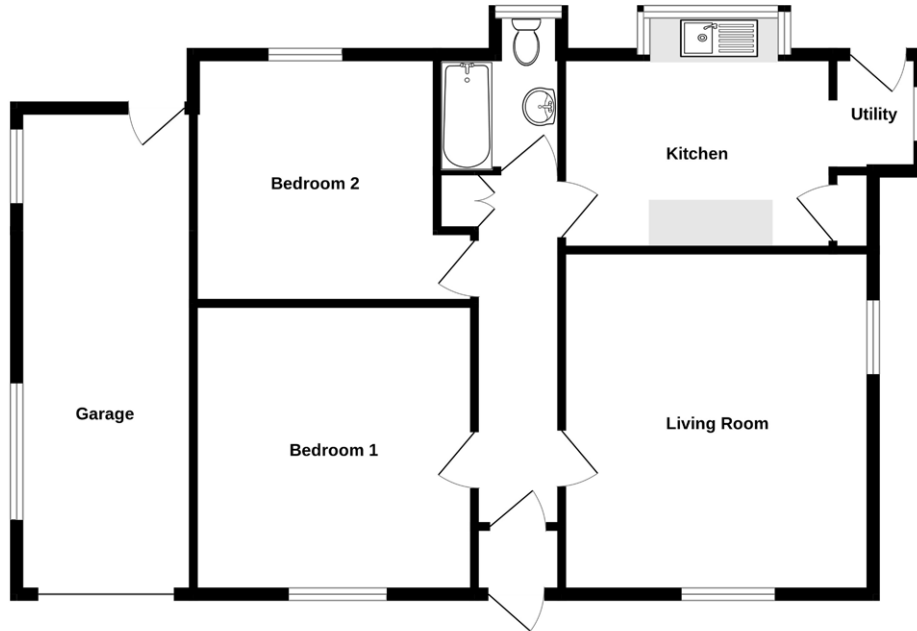






Floorplan

GROUND FLOOR



Made with Metropix ©2025



Mapping / Aerial Photography Copyright © States of Guernsey 2025

Porch

3'8 x 1'9 (1.1m x 0.5m)

Entrance hall

17'3 x 3.8 (5.2m x 1.1m)

Lounge

15'9 x 13' (4.8m x 4m)

Kitchen/Dining room

12'3 x 11'6 (3.7m x 3.5)

APPLIANCES

- Smeg electric range and induction hob
- Smeg extractor fan
- Bosch fridge/freezer

Bedroom 1

13' x 12'6 (4m x 3.8m)

Bedroom 2

13'1 x 12'4 (4m x 3.8)

Bathroom

8'3 x 5'9 (2.5m x 1.8m)

EXTERNAL

The property is approached via a quiet lane onto a spacious driveway providing ample parking. There is access down both sides of the bungalow, leading to a private, low maintenance lawned garden at the rear which is fully enclosed.

Garage

24'5 x 8' (7.4m x 2.4m)

APPLIANCES

- Hotpoint washing machine
- AEG tumble dryer

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

Services: Mains electricity and water, mains drainage, electric heating, uPVC double glazing.

what3words: leers.retaken.sandbags

TRP: 130

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah