



La Primevere

Les Rues, St Saviour, GY7 9FN

£1,100,000

LOCAL MARKET

SOLE AGENT

Tucked away on a quiet lane close to St Saviour's Church sits La Primevere, an impressive detached chalet bungalow offering deceptively spacious accommodation.

A well appointed kitchen with separate utility room is complemented by a dining room, lounge and conservatory. The property further features four generous bedrooms, two of which are serviced by an en-suite with bedroom 3 boasting a dressing room. There is a further family bathroom positioned on the ground floor.

Externally there is ample parking, two garages and a well maintained west facing garden with further patio areas positioned to enjoy the sunshine.

School catchment: La Houquette Primary School / Les Beaucamps High School

Key facts



- Granite fronted detached chalet bungalow
- Quiet location near St Saviour's church
- Four double bedrooms
- Ample living space
- Plenty of parking and two garages
- Patio and west facing garden

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GUERNSEY'S ESTATE AGENT





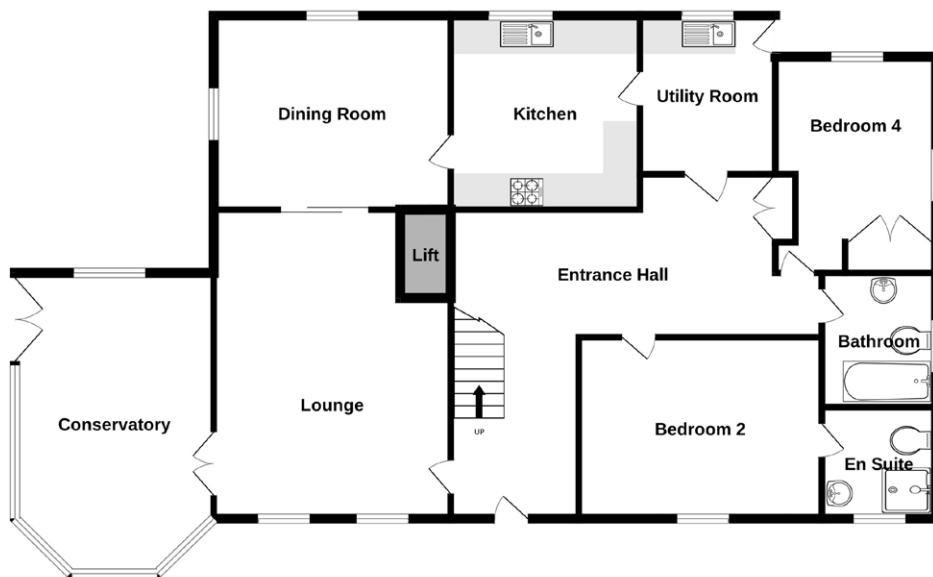




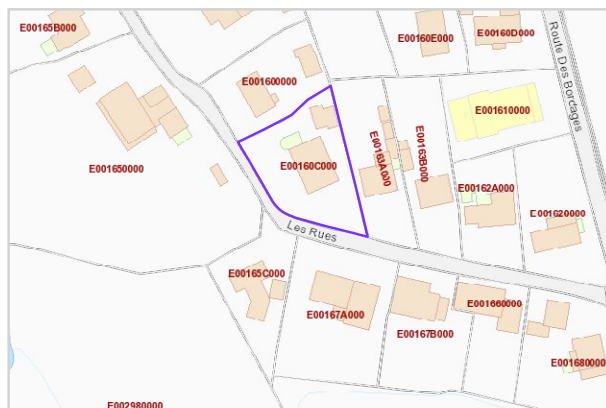
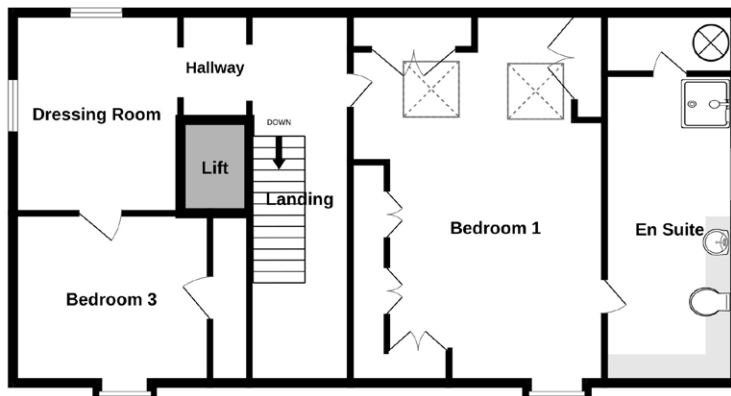


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

17' max x 7'10 max (L Shaped)
(5.2m max x 2.4m max)

Lounge

17'10 x 14'9 (5.4m x 4.5m)

Conservatory

18'8 x 11'9 (5.7m x 3.6m)

Dining room

11'10 x 11'4 (3.6m x 3.5m)

Kitchen

10'10 x 10'10 (3.3m x 3.3m)

APPLIANCES

- Neff hob
- Neff extractor
- Neff oven
- Integrated microwave
- Hotpoint fridge
- Neff dishwasher

Utility room

7'10 x 7'10 (2.4m x 2.4m)

APPLIANCES

- Miele washing machine
- Bosch tumble dryer
- Liebherr freezer

Bedroom 4

13' x 11' (4m x 3.4m)

Bathroom

8'6 x 6'10 (2.6m x 2.1m)

Bedroom 2

14'4 x 10' (4.4m x 3.1m)

En-suite

6'9 x 6'7 (2m x 2m)

FIRST FLOOR

Landing

10'10 x 6'11 (3.3m x 2.1m)

Bedroom 1

20'4 x 16'6 (6.2m x 5m)

En-suite

17' x 8' (5.2m x 2.5m)

Bedroom 3

14'10 x 9'9 (4.6m x 3m)

Dressing room

11' x 10' (3.4m x 3.1m)

EXTERIOR

The property is approached off the road onto a tarmac driveway which provides ample parking and access to the two garages. There is a patio area perfect for alfresco dining and a west facing garden bounded by mature hedging.

Garage 1

20' x 10'1 (6m x 3.1m)

Garage 2

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

APPLIANCES

- Miele freezer

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: 22 A4

what3words: newest.outdoing.muffled

TRP: 272

CONTACT OUR LOCAL MARKET TEAM



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