



# Gardenia

Route de la Charruee, Vale GY6 8AB

£1,495,000

OPEN MARKET

A large family home set back from the road located a short drive from Saumarez park and Cobo bay.

The detached property has been upgraded and extended by our vendors and includes a spacious living room, modern kitchen leading open to an excellent conservatory which combines both dining and seating areas along with up to 5 bedrooms. Outside a large pergola covered patio provides excellent entertaining space in the summer, beyond is a large garden and double garage block. The large plot includes an extra raised garden area to the east of the property

School catchment: La Mare de Carteret Primary and St Sampson's

## Key facts



- Large 5 bedroom family home
- Close to the west coast & Saumarez Park
- Modern and spacious reception rooms
- Attractive and well maintained gardens
- Ample parking and double garage
- Large plot

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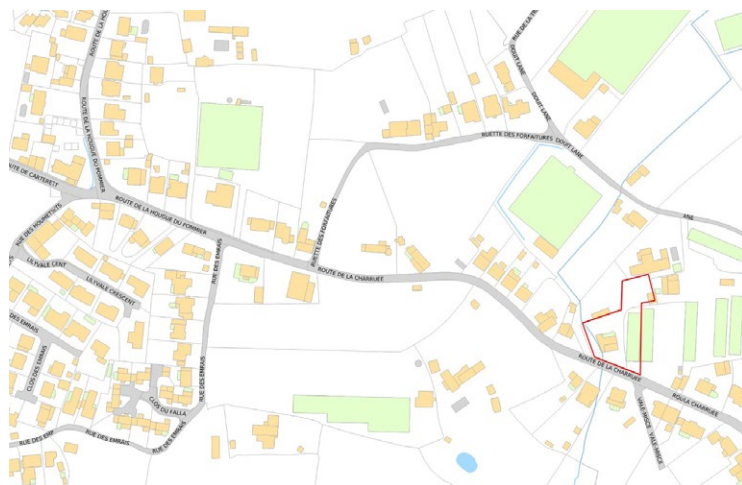
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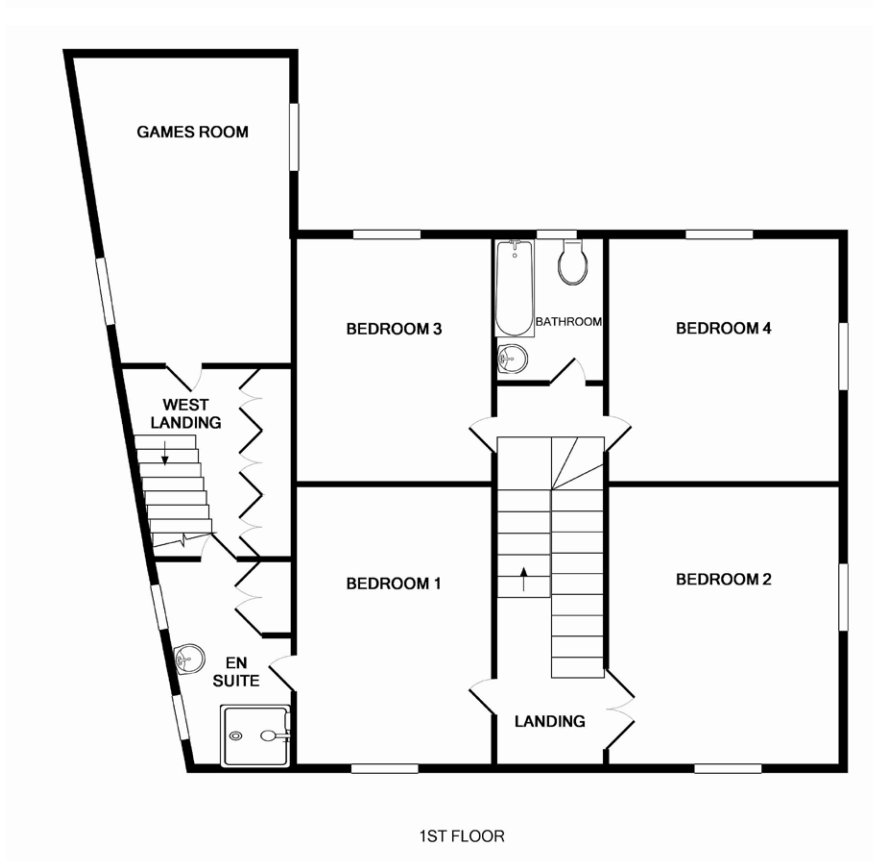
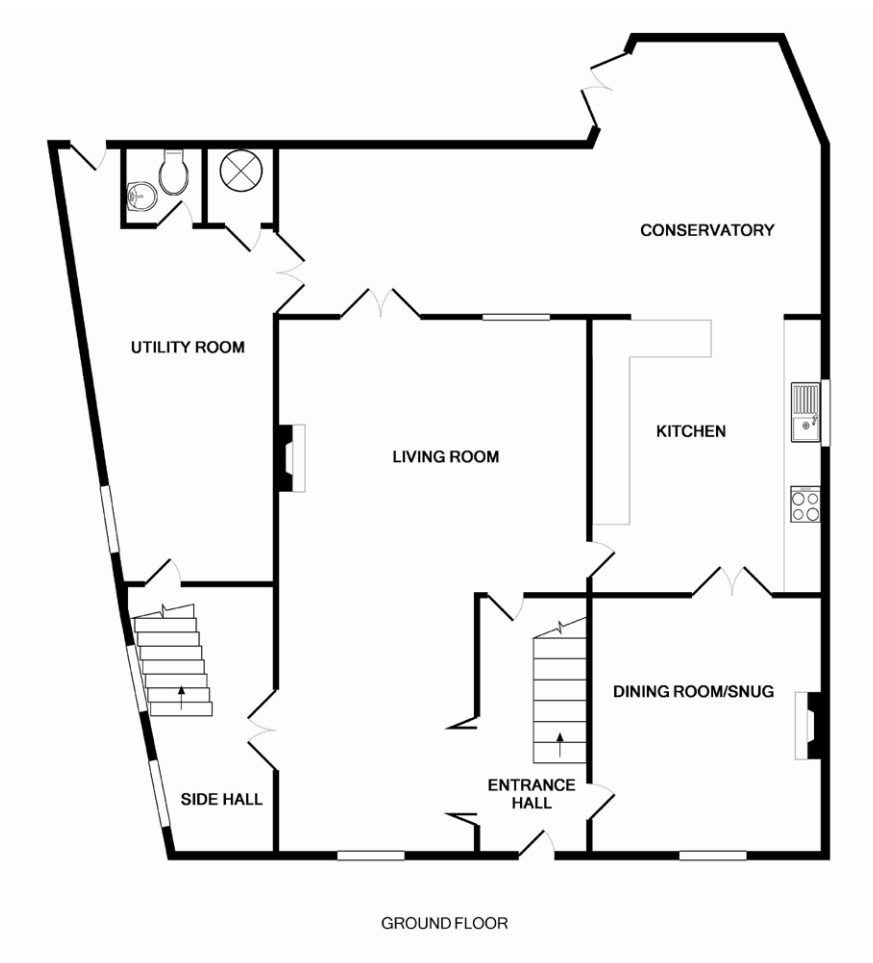






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## Floorplan



## Entrance hall

13'9 x 6' (4.2m x 1.8m)

## Living room

13'7 x 10'5 + 16'4 x 14'9  
(4.2m x 3.2m + 5m x 4.5m)

## Dining room/snug

13'9 x 10'6 (4.2m x 3.2m)

## Kitchen

15' x 12'7 (4.6m x 3.9m)

## APPLIANCES

- Dual fuel Rangemaster electric oven and gas hob
- New World extractor
- Miele dishwasher
- Fisher & Paykel American style fridge/freezer

## Conservatory

30' x 13'5 (9.1m x 4.1m)

## Utility

20'8 x 13' average (6.3m x 4m)

## APPLIANCES

- LG washing machine
- Miele tumble dryer

## Separate wc

## Side hall

23' x 9'7 average (7m x 3m)

## FIRST FLOOR

## Landing

6' x 4'9 (1.8m x 1.5m)

## Bedroom 3

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

## Bedroom 4

13'7 x 12'6 (4.2m x 3.8m)

## Bathroom

## Landing (to the front)

10'6 x 6' (3.2m x 1.8m)

## Bedroom 1

13'9 x 11' (4.2m x 3.4m)

## Ensuite shower room

## Bedroom 2

13'9 x 11'3 (4.2m x 3.4m)

## West landing

10'6 x 8'6 (3.2m x 2.6m)

## Games room/bedroom 5

16'6 x 13' (5m x 4m)

## Bathroom

## EXTERIOR

The property is approached over a tarmac drive providing ample parking and leads along the gable to further parking behind the conservatory.

Sheltered and private garden behind the conservatory with mature shrubbery beds and patio with pergola. High wall boundary.

Gravelled drive leads past the lawned rear garden to a Double Garage 23' x 19 (7m x 5.8m) Partially block built with timber and corrugated iron cladding. Raised lawned area east of the property.

Gardener's wc.

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

**Services:** Mains electricity and water. Cesspit drainage. Oil central heating.

**Perry's ref:** 8 D5

**Cadastre No:** C021850000

**Housing Ref:** F.78

**What3words:** parade.screamed.tinkers

## CONTACT OUR OPEN MARKET TEAM



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