

Rock View

£925,000

Route de la Rocque Poisson, St Pierre du Bois, GY7 9HW

LOCAL MARKET JOINT AGENT

Rock View is a deceptively spacious detached home perfectly positioned for the beautiful ever changing views that L'Eree Bay has to offer.

Offering four well proportioned bedrooms, including a generous en-suite off the main bedroom, this home further features a snug, bright and airy kitchen diner and useful utility room. A first floor lounge enjoys the coastal aspect.

Externally there is a good sized rear garden, plenty of parking and a number of outbuildings including a block built outbuilding – perfect for storage or hobbies.

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

Key facts

4 2 3

- Detached traditional style cottage
- Contemporary interior throughout
- Deceptively spacious
- Ample parking
- Enclosed rear garden with useful outbuildings
- 4 bedrooms

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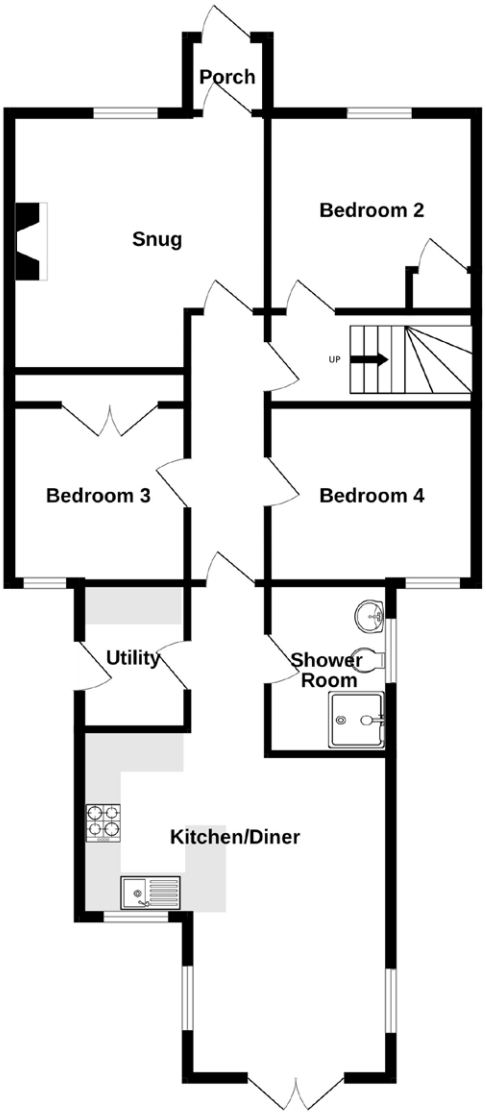




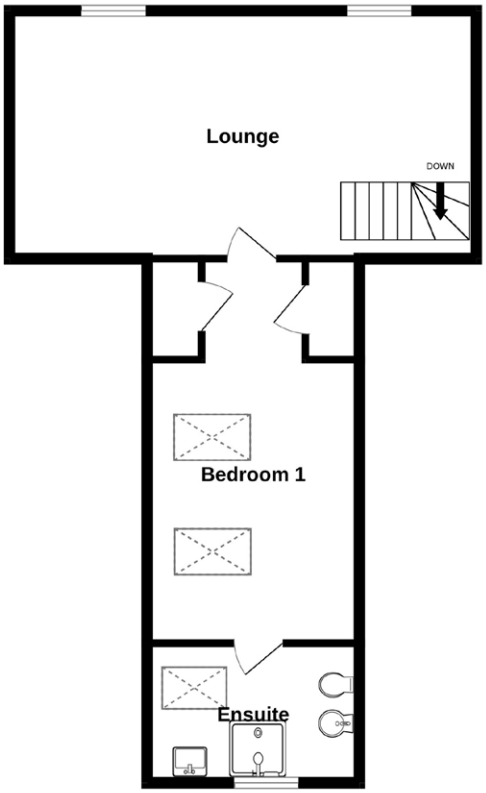


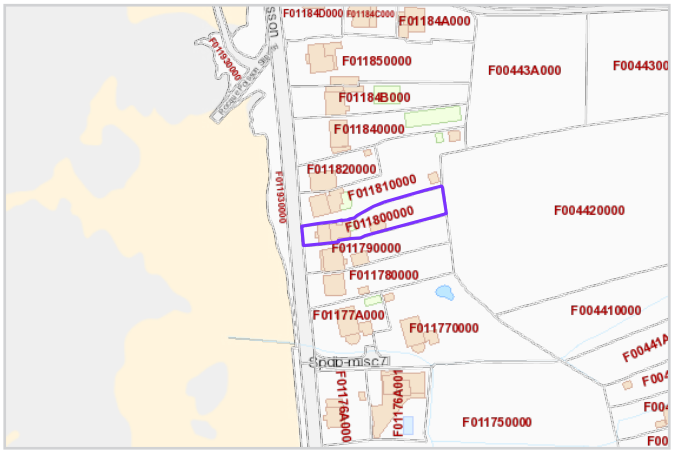
Floorplan

GROUND FLOOR



1ST FLOOR





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GROUND FLOOR

Porch
4'8 x 3'5 (1.4m x 1m)

Snug
13'2 x 13'2 (4m x 4m)

Bedroom 2
10'8 x 10'2 (3.3m x 3.1m)

Inner hallway
18' x 3'8 (5.5m x 1.1m)

Bedroom 3
10'11 x 9' (3.4m x 2.7m)

Bedroom 4
11' x 9' (3.4m x 2.7m)

Utility
6'4 x 6'4 (1.9m x 1.9m)

APPLIANCES
- AEG washing machine
- Hotpoint tumble dryer

Shower room
8'9 x 6'6 (2.7m x 2m)

Kitchen
16'7 x 11'8 (5m x 3.6m)

APPLIANCES
- Neff induction hob & extractor
- Neff oven x 2
- Neff microwave
- Bosch dishwasher
- Neff fridge
- Integrated undercounter freezer

Dining area
11'8 x 8'7 (3.6m x 2.7m)

FIRST FLOOR

Lounge
25'6 x 12'3 (7.8m x 3.7m)

Bedroom 1
16'11 x 10'10 (5.1m x 3.3m)

En-suite
10'9 x 7'9 (3.3m x 2.4m)

EXTERIOR

The property is accessed off the main coastal road onto a shared gravel driveway which leads down to the rear of Rock View where there is a paved parking area providing space for multiple vehicles. There is parking to the front of the property for a further vehicle on a gravelled area. To the rear of the property is a sizeable garden area laid to lawn bounded by walls and fencing with mature borders. There is also an outbuilding which measures 21'10 x 11'1 (6.6m x 3.4m), wooden shed, summer house, garden greenhouse and further block built shed.

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

Services: Mains electricity and water, cesspit drainage, oil fired central heating, electric underfloor heating in the shower room, uPVC double glazing.

Perry's ref: 20 B2

what3words: beaded.tidily.cobs

TRP: (Total 240)

CONTACT OUR LOCAL MARKET TEAM


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