

# Fortuna

£775,000

11 Acacia Clos, Rue Mainguy, Vale, GY6 8NN

LOCAL MARKET JOINT AGENT

## Fortuna is a three-bedroom family home situated on a quiet clos within a few minutes of the islands West coast.

In excellent order throughout, the accommodation comprises entrance hall, kitchen, sitting/dining room, double bedroom on the ground floor. The first floor consists of family bathroom and two double bedrooms, one of which benefits from an en-suite shower room. Externally, the property offers a single garage and parking for two cars to the front while the rear enjoys an easily maintained, enclosed paved south facing garden. Internal viewing highly recommended

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

## Key facts

3 2 1

- Good sized family home
- Presented in excellent condition
- Spacious accommodation
- Parking and attached garage
- Located near Port Soif Bay

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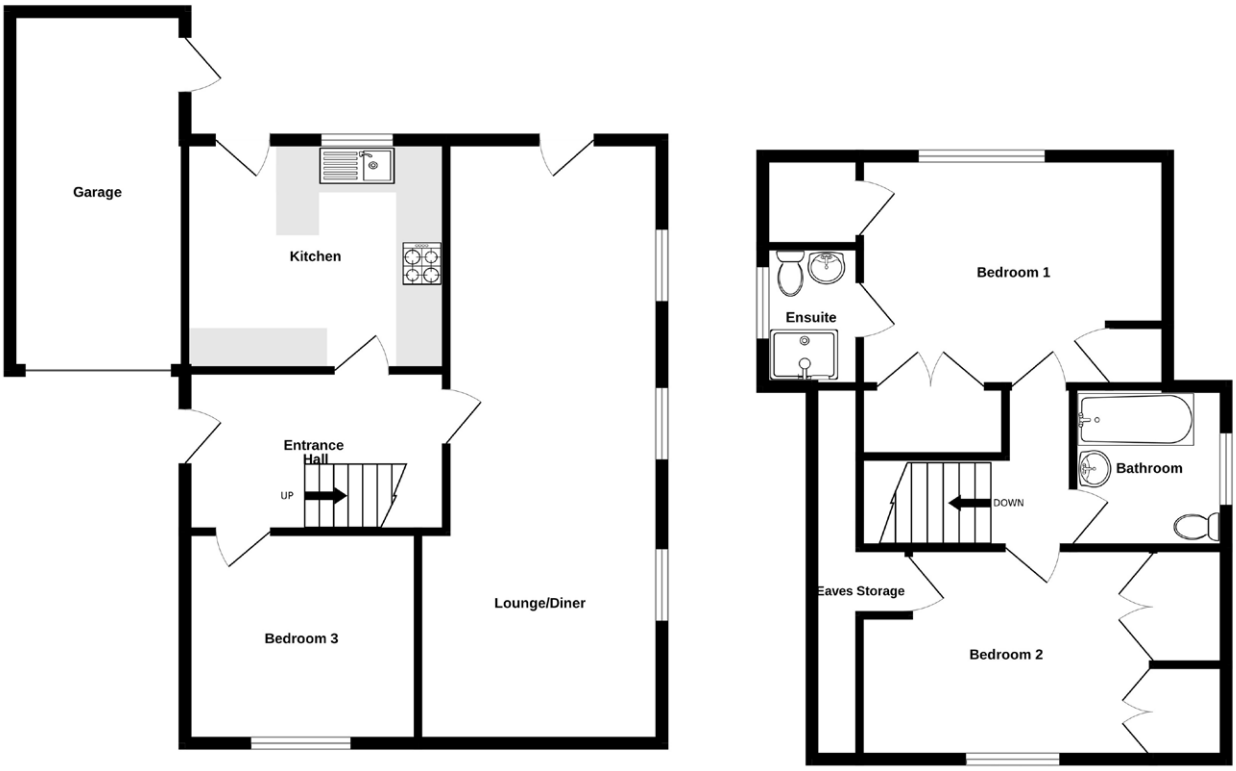


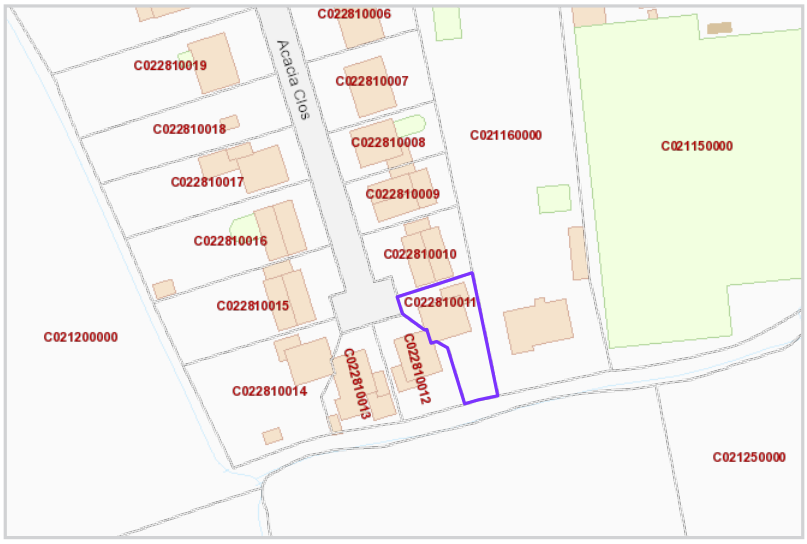






# Floorplan




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# GROUND FLOOR

## Entrance hall

11'8 x 7'4 (3.6m x 2.2m)

## Kitchen

12'6 x 9'7 (3.8m x 3m)

**APPLIANCES**

- AEG double oven
- Belling induction hob
- Elica extractor fan
- Neff fridge/freezer
- Kuppersbusch dishwasher
- Indesit washing machine
- Indesit tumble dryer

## Lounge/diner

27'9 max x 11'9 max (8.4m max x 3.6m max)

## Bedroom 3

10'7 x 9'9 (3.3m x 3m)

# FIRST FLOOR

## Landing

6'5 x 3' (2m x 0.9m)

## Bedroom 2

13'6 max x 10'4 max (4.1m max x 3.2m max)

## Bathroom

7'1 x 5'6 (2.1m x 1.7m)

## Bedroom 1

13'1 max x 12'3 max (4m max x 3.7m max)

## En-suite

6' x 4'1 (1.8m x 1.2m)

# EXTERIOR

The property is approached from clos road via a driveway providing parking for two vehicles in front of the garage. There is side access leading to the rear garden. The rear garden is south facing and laid to patio, offering a low maintenance outdoor space ideal for entertaining.

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

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

**Perry's ref:** 9 E3

**what3words:** sauna.crawling.discounted

**TRP:** 135

## CONTACT OUR LOCAL MARKET TEAM


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