

# Joyal

Rue Du Manoir - Forest - GY8 0HZ

Price £725,000



REF: 2366

TRP: 112



- Immaculately presented 3 bedroom bungalow.
- Situated in the tranquil lanes of the Forest parish.
- Lounge, kitchen, conservatory and bathroom.
- Two double bedrooms & one large single bedroom.
- Enclosed rear lawn garden & brick paved driveway to front.
- Perry`s Guide - Page 28 A4.





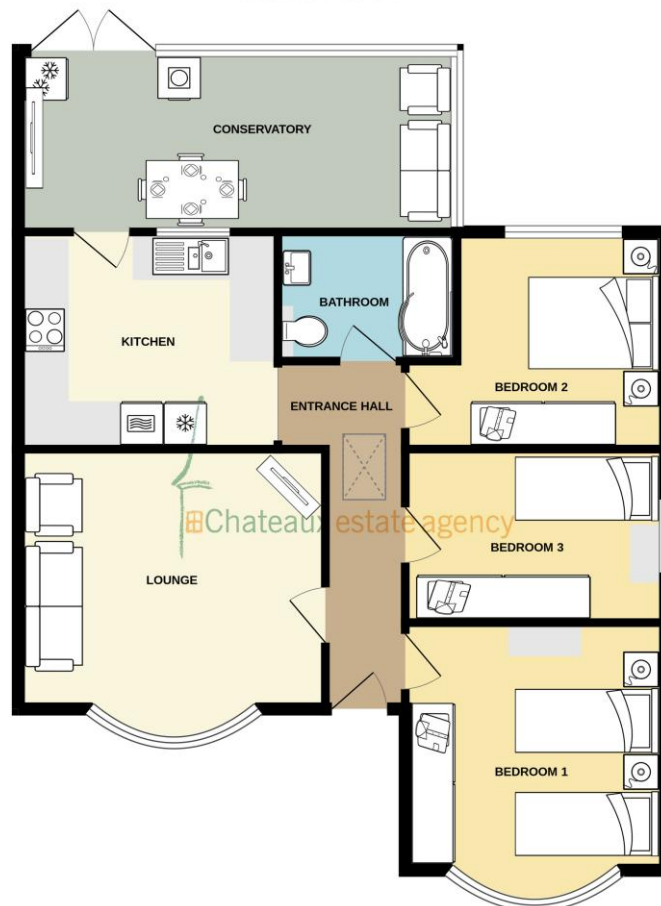








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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This immaculately presented three bedroom semi detached bungalow is located in the parish of the Forest, situated a short drive from Forest school and shopping amenities. The accommodation provides a light and airy living room with bay window and feature electric fire, 2 double bedrooms and one single bedroom, modern family bathroom, fully fitted kitchen and sunny conservatory with double doors leading out to the rear garden. Presented in `move in` and in a stylish condition this spacious home has been well maintained by the present owner. Externally the property offers a low maintenance and attractive enclosed rear garden with a patio area perfect for alfresco dining and sitting out to enjoying the sunshine. There is also a brick paved driveway to front providing parking for 6 + cars. To view `Joyal` call Chateaux today on 244544.

#### ENTRANCE HALL

Glazed uPVC door to front with cupboard over housing fuseboards. Hatch to loft with pull down ladder which is mainly floored. Doors to lounge, bedrooms 1,2 & 3, bathroom and archway to kitchen. Radiator.

#### LOUNGE 4.3m (14'1") Into Bay x 4.21m (13'10")

Bay window to front. Feature wall mounted electric fire. Radiator.

#### BEDROOM 1 4.08m (13'5") Into Bay x 3.56m (11'8")

Double bedroom with bay window to front. 5 door run of robes. Radiator.

#### BEDROOM 3 3.56m (11'8") x 2.38m (7'10")

Large single bedroom with window to side. Radiator.

#### BEDROOM 2 3.58m (11'9") Max x 2.96m (9'9") Max

Double bedroom with window to rear. Radiator.

#### BATHROOM 2.46m (8'1") x 1.62m (5'4")

Fitted with a modern 3 piece suite in white comprising "P" shaped shower bath with screen, wash hand basin set in vanity unit with illuminated mirror fronted cabinet over and w.c. Heated towel rail, extractor fan and wall mounted cabinet. Fully tiled walls and Karndean flooring.

#### KITCHEN 3.57m (11'9") x 2.98m (9'9")

Fitted wall and base units in white with contrasting worktops over incorporating a one and a half bowl stainless steel sink and drainer unit with turquoise glass splashbacks. Appliances include Bosch single eye level oven with Bosch combi oven over, Bosch induction hob with Bosch extractor fan over, Bosch fridge/freezer, Bosch dishwasher and Hotpoint washer/dryer. Glazed uPVC door to conservatory. Karndean flooring and radiator.

#### CONSERVATORY 5.74m (18'10") x 2.49m (8'2")

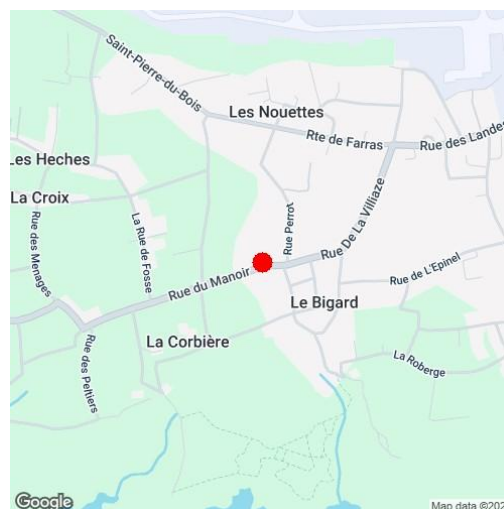
Glazed to rear and side on low level walls with patio doors out to rear garden. Igenix free standing fridge. Karndean flooring and radiator.

#### EXTERNAL FRONT

Brick paved driveway providing parking for 6+ cars. Wooden shed and oil tank.

#### REAR

The fully enclosed rear garden is mainly laid to lawn with border of mature shrubs. Patio area perfect for alfresco dining and sitting out enjoying the sunshine. Wooden shed with electric and lighting. Haler chest freezer. 1 Keter shed. Gate to side providing access to front.



**SERVICES:** Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: FTTP, Oil Fired Boiler.

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Bosch single eye level oven with Bosch combi oven over, Bosch induction hob with Bosch extractor fan over, Bosch fridge/freezer, Bosch dishwasher and Hotpoint washer/dryer. Igenix free standing fridge.

**WHAT3WORDS:** outclassed.loudness.revelations

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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