

4 A Cote De L'Eglise

La Planque Lane - Forest - GY8 0DU

Price £695,000



REF: 2471

TRP: 139



- Three bedroom detached family home.
- Situated on a small clos in the Forest.
- Comprises Lounge, kitchen/breakfast room, conservatory & study/bedroom on the ground floor.
- Master bedroom with ensuite bathroom, double bedroom & family bathroom on the first floor.
- Parking for 2 small cars to front, single garage and rear & side gardens.
- Perry's Guide - Page 28 C2







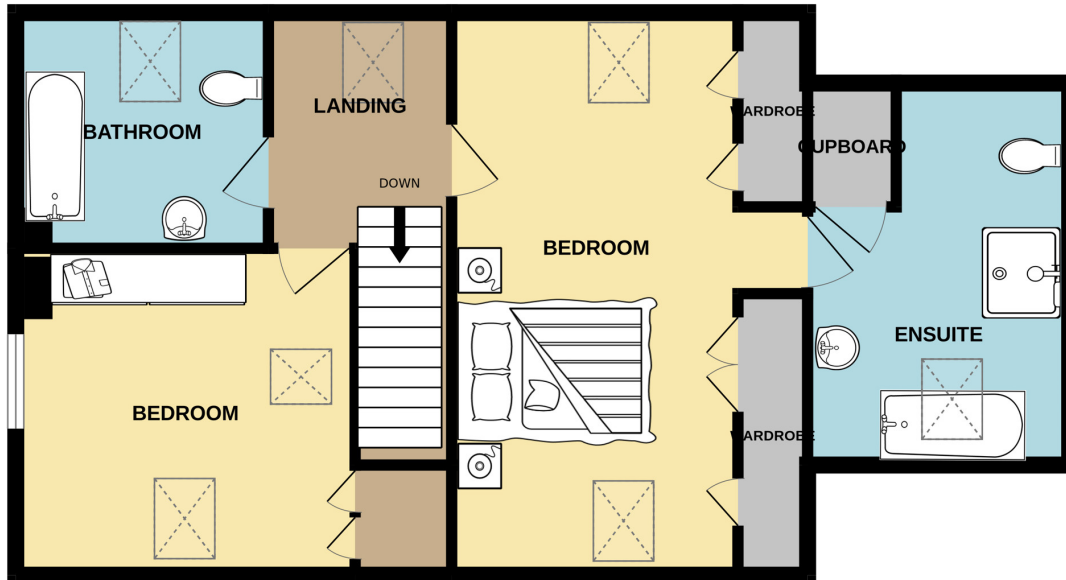




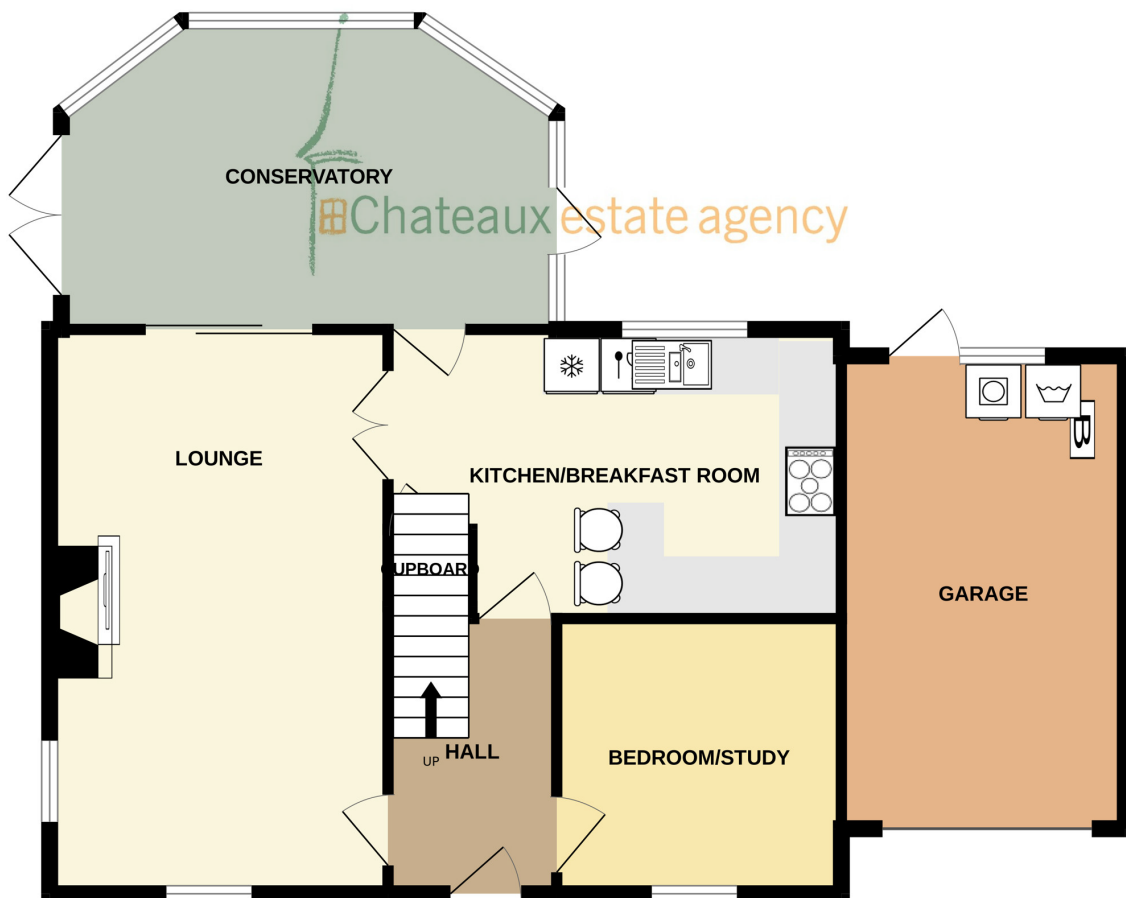








1ST FLOOR



GROUND FLOOR

ENTRANCE HALL 2.85m (9'4") x 1.8m (5'11")

uPVC part glazed entrance door to front. Staircase to 1st floor. Doors to lounge, bedroom 3/office and kitchen/breakfast room. Radiator.

BEDROOM 3/OFFICE 2.86m (9'5") x 2.38m (7'10")

Window to front. Fitted with a range of built-in office furniture. Radiator.

KITCHEN/BREAKFAST ROOM 4.26m (14'0") x 2.97m (9'9")

Fitted wall and base units with granite worktops, up stands and cill over incorporating a 1 & 1/2 bowl sink and drain grooves. Appliances include a Range Master oven with five ring hob and Range Master extractor fan over, Electrolux fridge/freezer and Electrolux full size dishwasher. Breakfast bar for two. Stair's cupboard providing ample storage space. Double doors into lounge and doors to conservatory and hallway. Tiled floor.

CONSERVATORY 5.35m (17'7") Max x 3.28m (10'9") Max

Sunny conservatory glazed to 3 sides on low rendered walls with poly carbon roof. Double doors leading out to lawn garden and door leading out to patio area. Tiled floor. Three radiators.

LOUNGE 5.96m (19'7") x 3.6m (11'10")

Great size living room with windows to front and side with fitted shutters and sliding double doors into conservatory. Two radiators.

FIRST FLOOR LANDING 2.42m (7'11") x 1.8m (5'11")

Stairs up to 1st floor landing. Velux window to rear. Doors to bedroom one, bedroom two and bathroom. Radiator.

BEDROOM ONE 5.98m (19'7") Into Eaves x 3.4m (11'2")

Double bedroom with Velux windows to front and rear. Fitted with a range of built-in cupboards and robes. Door to ensuite bathroom.

ENSUITE BATHROOM 4.1m (13'5") Into Eaves x 2.92m (9'7")

Fitted with a modern four piece suite comprising wash hand basin with illuminated mirror door cabinet over, bath, walk-in shower and WC. Cupboard housing hot water cylinder and shelving. Window to front and Monsoon extractor fan. Heater towel rail. Fully tiled walls and floor.

FAMILY BATHROOM 2.59m (8'6") x 2.42m (7'11") Into Eaves

Fitted with a three-piece suite comprising pedestal wash hand basin with large mirror and shelf over, bath and WC. Velux window to rear. Extractor fan and heater towel rail. Fully tiled walls and floor.

BEDROOM TWO 3.54m (11'7") x 3.44m (11'3") Into Eaves

Double bedroom with Velux window to front and window to side. Matching fitted double robes, cupboard, chest of drawers and bedside tables. Hatch to loft with pull down ladder. Radiator.

GARAGE 4.95m (16'3") x 3m (9'10")

Single garage with up and over door to front. uPVC part glazed door and window to rear. Comet boiler and incoming electric boards. Appliances include Hotpoint washing machine and Hotpoint tumble dryer.

EXTERIOR

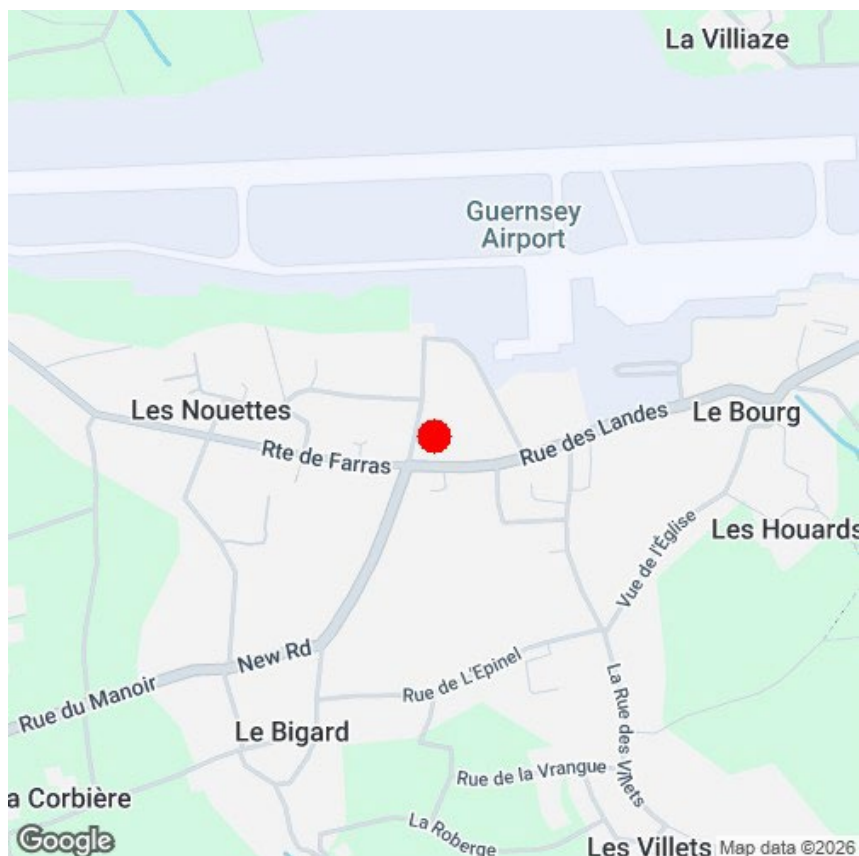
FRONT

Brick paved driveway providing parking for two small cars. Path to entrance door, garage and gates to either side of the property providing access to the rear.

REAR

The low maintenance, fully enclosed pet and child friendly sunny rear garden is split in three sections, paved courtyard, decking area and lawn garden. with mature plants and shrubs. Garden shed and gate to front. The patio area provides access to the conservatory and garage. Gate to site providing access to front. The decking area is perfect for alfresco dining and sitting out to enjoy the day long sun. The lawn garden houses a garden shed and gate to front along with mature borders of plants and shrubs.

Chateaux Estates are pleased to offer to the market "4 A Cote De L'Eglise" a detached 3 bedroom family home. Situated in a small clos of 4 properties in La Planque Lane. The property comprises a kitchen/breakfast room, lounge, conservatory and bedroom/study room on the ground floor with two double bedrooms (one ensuite) and family bathroom on the first floor. Wraparound garden to rear & side with parking for 2 small cars to front plus a single garage. To view please contact Chateaux Estates on 244544.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre, Electric Boiler.

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

LISTED APPLIANCES: Range Master oven with five ring hob and Range Master extractor fan over, Electrolux fridge/freezer and Electrolux full size dishwasher.

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.