

# La Hauteur

6 Village Des Ivieres - Route Des Clos Landais -

Price £695,000



REF: **2523**

TRP: **142**



- A semi detached 3 bedroom family home.
- Situated on a small clos tucked away along Route Des Clos Landais.
- Comprises WC, lounge/diner, kitchen/breakfast room & integral garage on the ground floor.
- 3 double bedrooms & 4 piece family bathroom on the first floor.
- Parking to front and nice size rear garden.
- Perry's Guide - Page 21 F2













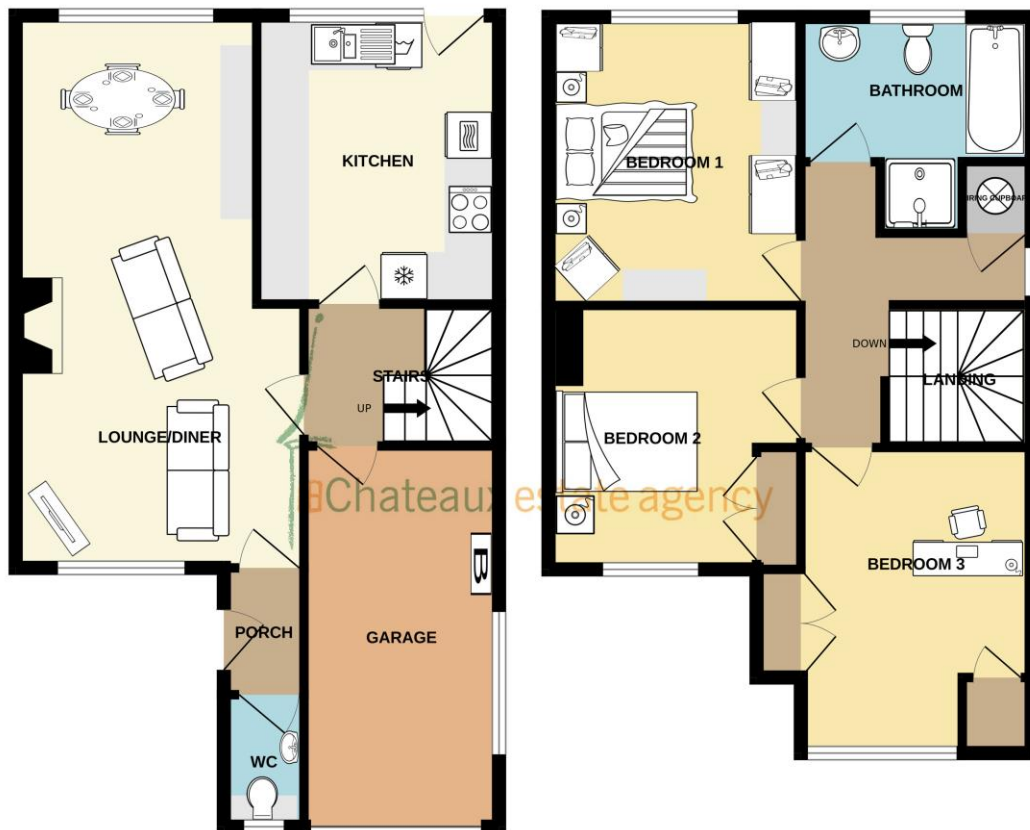






GROUND FLOOR

1ST FLOOR



**PORCH 1.61m (5'3") x 0.9m (2'11")**

UPVC fully glazed door with side screen providing entrance into hallway. Doors to WC and lounge.

**WC 1.66m (5'5") x 1m (3'3")**

Window to front. WC with cupboards either side of concealed system. Wash hand basin. Radiator.

**LOUNGE/DINER 7m (23'0") x 3.65m (12'0") Max**

Lovely size room with full height window to front and window to rear. Working fireplace set in stone surround and side wings together with wooden mantle and shelves.

Doors to inner hall and porch. 2 radiators.

**INNER HALL 2.45m (8'0") x 1.82m (6'0")**

Staircase to 1st floor with understairs storage cupboard. Area for coat hanging. Doors to Garage and Kitchen. Radiator.

**KITCHEN/BREAKFAST 3.65m (12'0") x 3.05m (10'0")**

A range of floor and wall units together with pull out breakfast bar. Appliances include Neff oven, hob with extra hood over, Freestanding Hotpoint fridge/freezer, Hotpoint washing machine, 1 1/2 bowl sink. Window and door to rear, glazed door to inner hallway. Radiator.

**GARAGE 4.97m (16'4") x 2.47m (8'1")**

Up and over door to front. Wooden window to side. Grant wall mounted oil fired Boiler. Incoming Electrics. Door to inner hall.

**FIRST FLOOR**

**LANDING 2.89m (9'6") x 2.71m (8'11")**

Large landing with gable window. Cupboard housing hot water cylinder and slatted shelves. Doors to all first floor rooms. Loft hatch with pull down ladder providing access to large roof, ideal for extra storage.

**BEDROOM 1 3.65m (12'0") x 3.2m (10'6")**

Double bedroom with a range of fitted furniture including robes, dressing table and drawer units. Window to rear. Radiator.

**BEDROOM 2 3.2m (10'6") x 3.2m (10'6")**

Double bedroom with window to front built-in wardrobes. Radiator.

**BEDROOM 3 3.65m (12'0") Max x 2.82m (9'3")**

Presently used as a study. Double bedroom with access to eaves storage space and built-in recessed wardrobe, dormer window to front. Radiator.

**BATHROOM 2.87m (9'5") x 1.82m (6'0")**

Well appointed four piece bathroom including bath, shower, WC and wash hand basin. 2 Mirror fronted cabinets. Fully tiled walls & floor, large heated towel rail, window to rear.

**EXTERNAL**

**FRONT**

Tarmac drive providing parking together with gravel area for additional parking and path to the front door. Path to side providing access to rear garden.

**REAR**

Sunny South West facing garden with large patio together with timber garden shed and oil tank. Timber fences forming boundaries together with established mature planting and lawn. Path to side providing access to front of property.

Chateaux Estates are pleased to offer to the market "La Hauteur" a semi detached family home situated in a small clos, tucked away along Route Des Clos Landais in the sought after parish of St Saviours. The property was built in the late 1970's and is of cavity construction, comprises WC, lounge/diner, kitchen/breakfast room & integral garage on the ground floor with 3 double bedrooms and 4 piece family bathroom on the first floor. Externally you have a tarmac driveway for parking, plus a gravel garden laid to front which could be used for additional parking, to the rear you have a nice size South West facing garden with large patio area with the rest laid to lawn. This immaculately presented property would make a fantastic home and viewing is highly recommended. Please call 244544 to view.



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

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

**LISTED APPLIANCES:** Neff oven, hob with extra hood over, Freestanding Hotpoint fridge/freezer, Hotpoint washing machine.

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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