



La Rose D'Anjou

Rue Marquand, St Andrew, GY6 8RB

£1,095,000

LOCAL MARKET

SOLE AGENT

This spacious detached four-bedroom home offers well-balanced accommodation, the ground floor comprises a comfortable lounge, kitchen/dining room, sunroom, separate utility room, WC and a versatile snug/bedroom

Upstairs, there are three further bedrooms, a family shower room, separate WC and a study.

Externally, La Rose D'Anjou is approached over a tarmac driveway providing ample parking and access to a useful workshop. The established gardens are a particular feature, with expansive lawned areas, a patio for outdoor entertaining, and a variety of sheds and outbuildings. Beyond the main garden, a dedicated allotment and growing area, complete with a greenhouse.

Occupying a peaceful and desirable location, this versatile home offers an excellent blend of indoor and outdoor space. Viewing highly recommended by Cooper Brouard.

School catchment: St Martin's Primary School / Les Beaucamps High School

Key facts



- Sizeable, detached family home
- Offering up to 4 bedrooms
- Extended and modernised
- Ample parking, workshop and gardens
- Quiet location in St Andrew's

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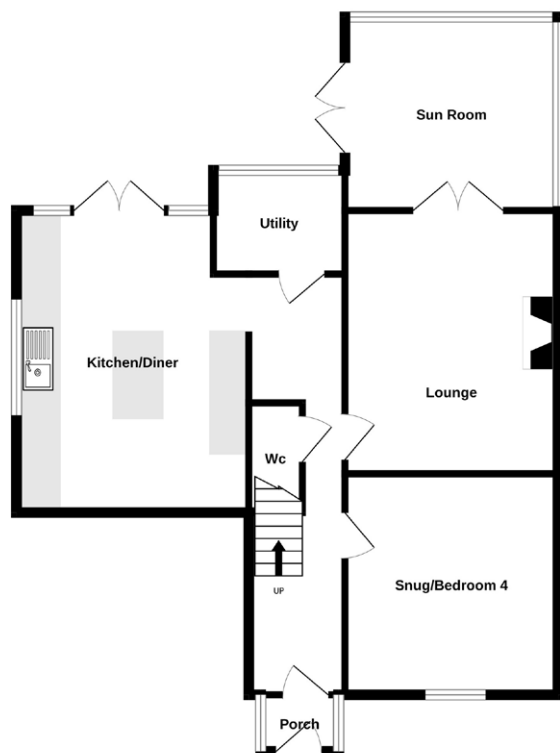




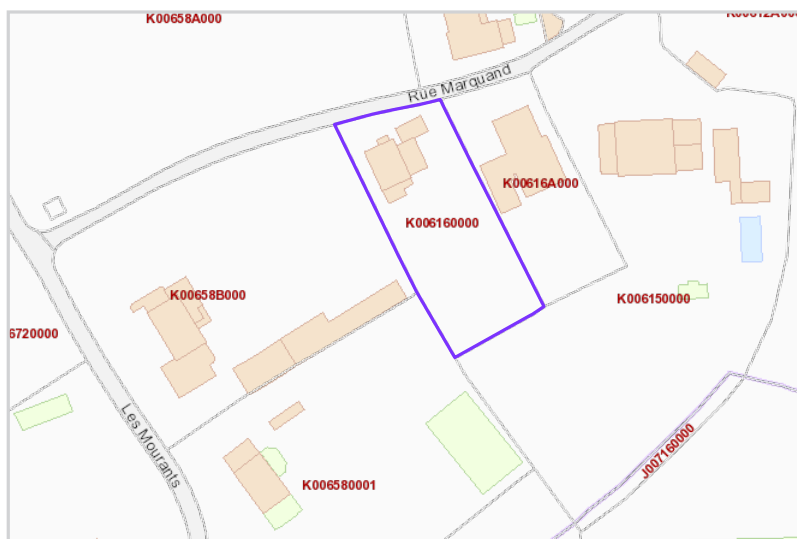


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance porch

4'8 x 3' (1.4m x 0.9m)

Entrance hall

20' x 7'2 (6m x 2.1m)

WC

7'6 x 2'7 (2.3m x 0.8m)

Utility

7'2 x 5'1 (2.2m x 1.6m)

APPLIANCES

- Blomberg washing machine
- Hotpoint tumble dryer

Snug/Bedroom 4

12'1 x 11'9 (3.7m x 3.6m)

Lounge

14'8 x 11'8 (4.5m x 3.6m)

Sun room

12' x 10'7 (3.7m x 3.3m)

Kitchen/diner

16'4 x 13'3 (5m x 4.1m)

APPLIANCES

- Bosch dishwasher
- Hotpoint fridge
- Cuisinemaster oven
- Hob

- Extractor fan

FIRST FLOOR

Landing

WC

5'5 x 3'5 (1.7m x 1m)

Shower room

6'6 x 5'3 (2m x 1.6m)

Bedroom 1

19'9 x 12'1 (6m x 3.7m)

Bedroom 2

14' x 12'9 (4.1m x 3.9m)

Bedroom 3

13'9 x 11'9 (4.2m x 3.6m)

Study

6'8 x 4'7 (2m x 1.4m)

EXTERIOR

The property is approached via a quiet lane onto a tarmac driveway, providing ample parking and access to:

Workshop

19'7 x 11'5 (6m x 3.5m)

To the front, the garden is predominantly laid to lawn and enclosed by an earth bank.

A gate leads through to the rear garden, where a generous lawned area is complemented by a patio, ideal for outdoor dining and entertaining. The garden is fully enclosed and benefits from a range of useful sheds, together with access to a small side lawned garden. Beyond, a further section of garden is currently arranged as an allotment and growing area, complete with a greenhouse, offering excellent opportunities for keen gardeners.

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

NB: Arctic Spa not included in the sale, but the vendors would consider selling by separate negotiation.

Services: Mains electricity and water, mains drainage, oil fired central heating, uPVC double glazing.

Perry's ref: 23 H5

what3words: debility.encrypt.deck

TRP: 224

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