

SOLE
AGENT

Arbois

La Rue Des Pointes | GY6 8UH

This detached bungalow is presented to the market in immaculate condition having been completely refurbished and extended by the current owners. This spacious property sits on a private plot and is located in a quiet lane in the heart of the Island.

Accommodation comprises a large open-plan lounge/kitchen/diner, two double bedrooms (the master benefitting from a walk-in dressing room), a bathroom, WC and utility room. To the rear of the property is a mature garden predominantly laid to grass, with a gravel patio, raised beds and a greenhouse. There is also a workshop and single car garage. The gravel driveway provides parking for a number of vehicles and has gated access to the garage at the rear.

2 BEDROOMS

1 BATHROOM

1 RECEPTION

£795,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



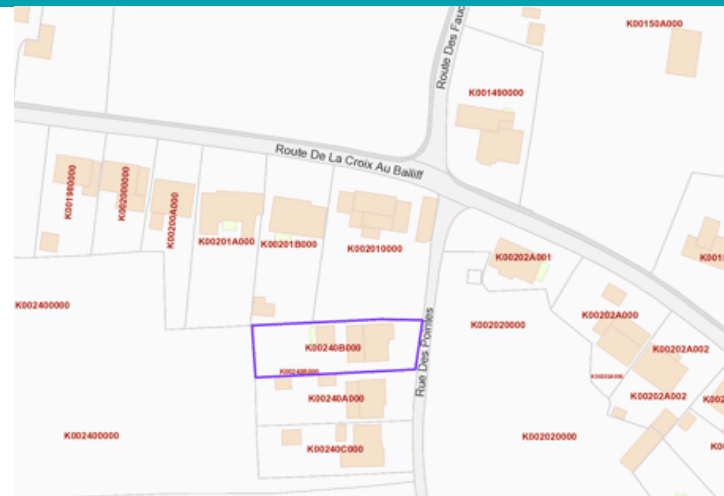
PHOTOS



PHOTOS



SPECIFICATIONS



Kitchen/Lounge/Diner

10.07m x 3.27m (33' 0" x 10' 9")

Utility Room

3.55m x 2.67m (11' 8" x 8' 9")

Master Bedroom

3.9m x 3.66m (12' 10" x 12' 0")

Dressing Room

2.7m x 2.46m (8' 10" x 8' 1")

Bedroom 2

4.82m x 3.44m (15' 10" x 11' 3")

Bathroom

3.53m x 1.63m (11' 7" x 5' 4")

wc

1.6m x 0.88m (5' 3" x 2' 11")

Garden

To the rear of the property is a mature garden predominantly laid to grass, with a gravel patio, raised beds and a greenhouse. There is also a workshop and single car garage

Parking

A gravel drive provides parking for a number of vehicles. There is gated vehicular access down the side of the property to access the garage and workshop.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Private garden
- Recently renovated and extended
- Outbuildings with power, lighting and hot/cold water
- Electric underfloor heating throughout

SERVICES

Main water and electricity.
Cesspit drainage.

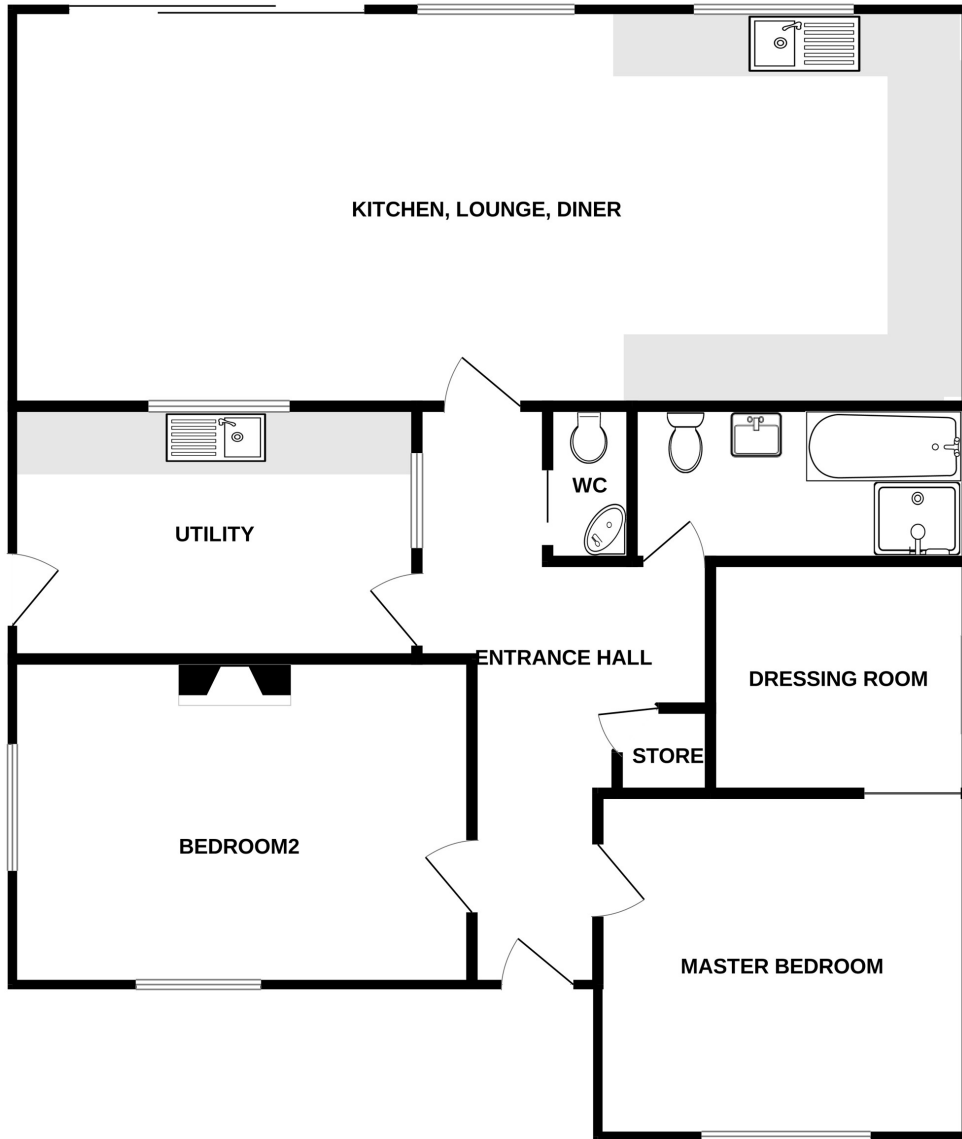
APPLIANCES INCLUDED

- Miele single oven and warming drawer
- Seimens integrated dishwasher
- Miele induction hob, extractor fan and microwave
- Intergrated Seimens fridge and freezer
- Bosch washing machine and tumble dryer
- Quooker tap

SCHOOL CATCHMENT

- St Martins Primary School

GROUND FLOOR



ARBOIS

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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