

**SOLE
AGENT**

Los Feliz

La Rue De La Corbinerie | St. Martin | GY46SW

This detached bungalow has been recently upgraded and extended by the current owners and the result is breath-taking. Los Feliz is located in a quiet lane in St Martin with both the village centre and town a comfortable walk away. The focal point of this wonderful family home is the stunning open-plan social space which comprises of a large kitchen area, dining room, lounge and a cosy bar/snug all of which open to the rear garden and swimming pool. There are also three double bedrooms with the master benefiting from a dressing room and en-suite, a beautiful family bathroom and a fourth double bedroom or TV room. The south-facing rear garden has a generous lawn area with mature borders, a large patio surrounding the pool and a shed that houses a toilet and shower. Parking is provided a tarmac driveway that can facilitate a number of vehicles.

4 BEDROOMS**2 BATHROOMS****1 RECEPTION****£1,150,000**

ESTATE AGENTS & PROPERTY MANAGERS

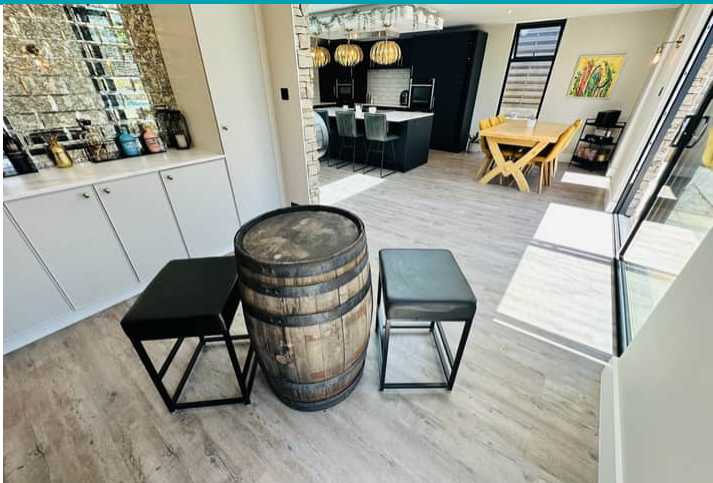
**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

9.25m x 1.80m (30' 4" x 5' 11")

Living Area

8.44m x 6.99m (27' 8" x 22' 11")

Master Bedroom

3.58m x 3.57m (11' 9" x 11' 9")

Dressing Room

2.50m x 1.50m (8' 2" x 4' 11")

En Suite

2.37m x 1.50m (7' 9" x 4' 11")

Bedroom 2

3.58m x 3.32m (11' 9" x 10' 11")

Bedroom 3

3.59m x 3.60m (11' 9" x 11' 10")

Bedroom 4

3.57m x 3.55m (11' 9" x 11' 8")

Bathroom

3.575m x 3.65m (11' 9" x 12' 0")

Garden

The south-facing rear garden has a generous lawn area with mature borders, a large patio surrounding the pool and a shed that houses a toilet and shower.

Parking

Parking is provided a tarmac driveway that can facilitate a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Stunning open-plan extension
- Swimming pool
- Spacious accommodation
- South-facing garden
- Nordpies hovering log burner
- Underfloor heating

SERVICES

Main drain, water and electricity

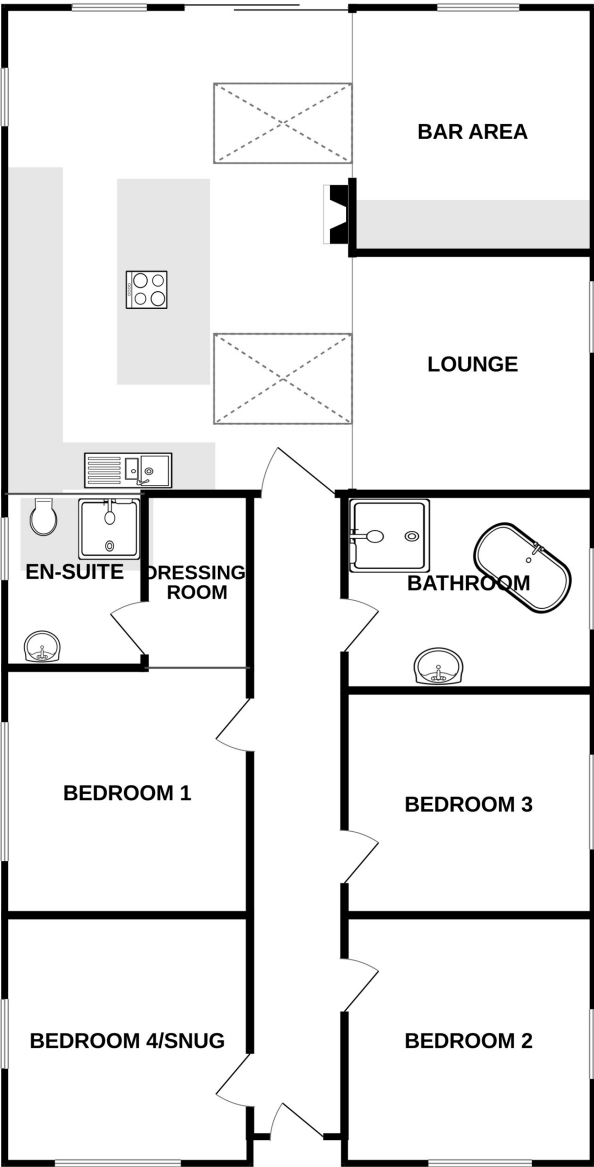
APPLIANCES INCLUDED

- Bosch microwave
- Integrated AEG dishwasher
- Neff oven and warming drawer
- Neff single oven
- Neff hob
- Faber extractor fan
- Integrated fridge/freezer
- Wine fridge

SCHOOL CATCHMENT

- St Martins Primary School
- Les Beaucamps High School

GROUND FLOOR



LOS FELIZ

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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