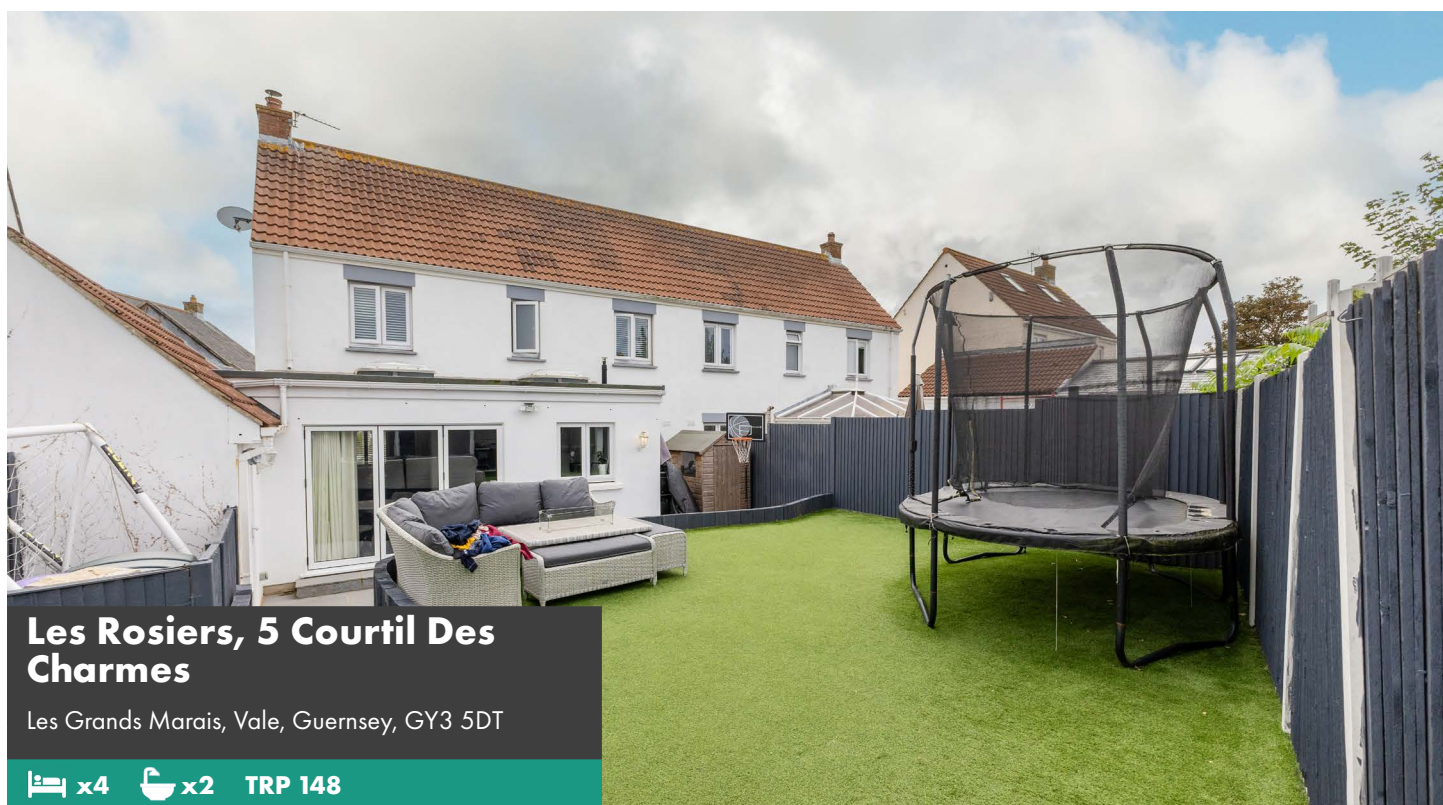


**SOLE
AGENT**



Les Rosiers, 5 Courtil Des Charmes

Les Grands Marais, Vale, Guernsey, GY3 5DT

 x4  x2 TRP 148

- Contemporary four bedroom house
- Open plan living space
- Modern family bathroom
- Garage for storage
- Well landscaped garden
- Parking for two/three vehicles
- Great Vale location
- Close to northern beaches

£735,000

LOCAL MARKET

swoffers



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01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Les Rosiers, 5 Courtil Des Charmes

Situated on a well-regarded clos in the Vale, Les Rosiers is a well-presented four-bedroom family home, offering spacious and versatile accommodation throughout. The ground floor comprises a generous double bedroom, cloakroom and an impressive open-plan kitchen/living space. This excellent room provides a wonderful hub to the home, with bi-fold doors opening directly onto the rear garden and creating a seamless connection between the indoor and outdoor spaces. The garage has been thoughtfully divided with a stud wall to provide a useful utility area and additional storage space, whilst still retaining valuable garage accommodation. Upstairs are three further bedrooms and a family bathroom, providing excellent accommodation for families or those requiring additional space. Externally, the property benefits from a beautifully landscaped rear garden, featuring a patio area with steps leading up to an artificial lawn, creating an attractive and low-maintenance outdoor space. To the side, there is parking for two (potentially three for smaller) vehicles. Ideally positioned for access to the northern beaches and the surrounding network of picturesque lane walks, Les Rosiers is an appealing home in a sought-after Vale location.

ACCOMMODATION COMPRISING

Entrance Hall

15'8" x 6'7" (max) (4.78m x 2m (max))

Bedroom 1

16' x 11'2" (4.88m x 3.4m)

Window providing aspect to the rear.

Hallway

Fitted understairs storage cupboard.

Cloakroom

5'4" x 2'7" (1.63m x 0.79m)

Lounge

17'8" x 10'9" (5.38m x 3.28m)

Working fitted wood burner.

Kitchen / Dining Room

18'3" x 10'11" (5.56m x 3.33m)

Fitted with a range of wall and base units with marble effect work surfaces. Bi-fold doors providing access to the garden.

Garage

8'2" x 4'2" (2.5m x 1.27m)

Utility Room / Store Room

12'2" x 8'2" (3.7m x 2.5m)

FIRST FLOOR

Landing

9'8" x 6'4" (max) (2.95m x 1.93m (max))

Bedroom 2

11'5" x 11'1" (3.48m x 3.38m)

Ensuite Bathroom

7'10" x 2'9" (2.4m x 0.84m)

Bedroom 3

12'4" x 9'5" (3.76m x 2.87m)

Bedroom 4

8'11" x 8' (2.72m x 2.44m)

OUTSIDE

Side

Parking provided for two (potentially for three smaller) vehicles.

Rear

Garden laid with paving with steps leading to artificial lawn.

Appliances

NEFF induction hob, NEFF double oven, NEFF dishwasher, NEFF fridge/freezer, Indesit washing machine, Hotpoint tumble dryer and American style fridge/freezer.

TRP: 148

Viewing: BY APPOINTMENT

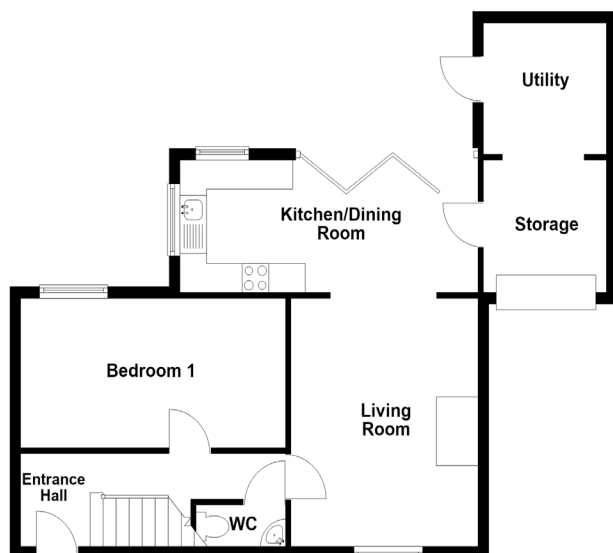
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired and electric central heating.

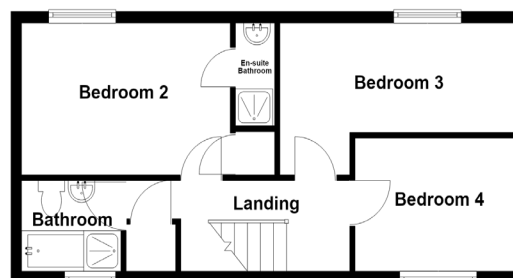
Construction: Cavity construction. uPVC double glazed window.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Ground Floor



First Floor



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