

SOLE  
AGENT



## La Parterre

Grande Rue, St Saviour's, GY7 9PS

 x4  x2 **PERRYS 10 D5 TRP 284**

- Spacious family bungalow
- Sought-after St Saviour's location.
- Generous reception areas
- Four double bedrooms, one with ensuite
- Ample parking and integral double garage
- Tiered rear gardens with stunning coastal views from the top
- Plenty of scope for further development

**£945,000**

**LOCAL MARKET**

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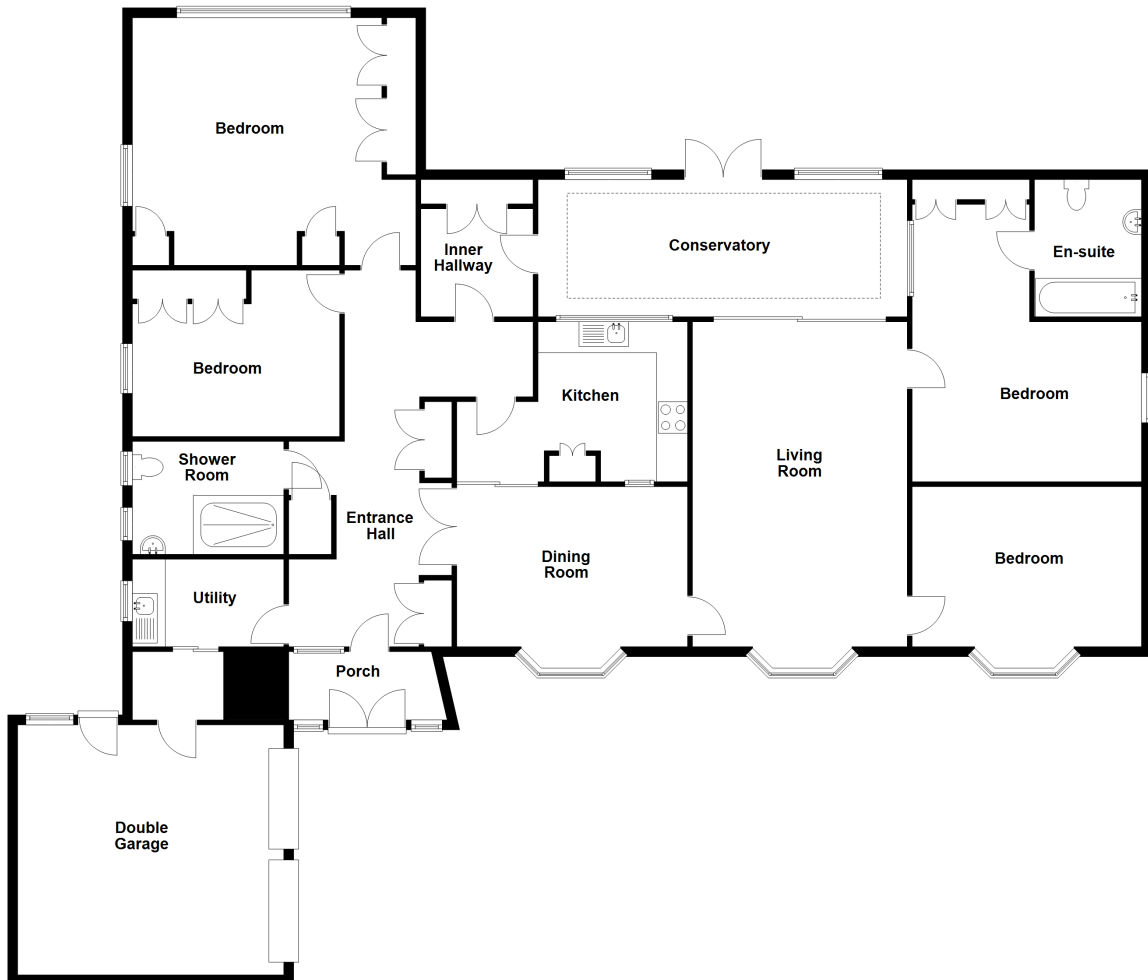








Ground Floor



## About La Parterre

La Parterre is a much-loved family bungalow situated in the sought-after parish of St Saviour's, within easy reach of Perelle Bay and the scenic reservoir. This delightful home offers generous and light-filled living spaces, including a large lounge, a sunroom, and a dining room, all complemented by a kitchen/breakfast room.

The accommodation comprises four double bedrooms, one of which benefits from an ensuite bathroom, together with a family shower room and a practical utility area. Outside, the property provides ample parking, an integral double garage, and tiered gardens to the rear, where stunning coastal views can be enjoyed from the upper levels.

There is plenty of scope for future development: with the relevant planning permissions, the large garage could be converted into additional accommodation, such as an annexe with its own entrance, making it independent from the main house. Furthermore, the loft also has potential to be converted, which would provide fantastic views across the surrounding area.

This is a wonderful opportunity to acquire a home with great potential in a highly desirable location.

### ACCOMMODATION COMPRISING

#### Entrance Porch

8'6" x 3'10" (2.6m x 1.17m)

#### Entrance Hall

24'11" (7.6) x 7'5" (2.25) max & 3'7" (1.09) min

Storage cupboards. Access to large loft space with potential to convert offering fantastic views. Double doors to...

#### Dining Room

15' x 8'8" (4.57m x 2.64m)

Bay window.

#### Kitchen

11'2" x 9'3" (3.4m x 2.82m)

Fitted with a range of cream wall and base units with dark granite effect work surface over incorporating 1 1/2 bowl stainless steel sink.

#### Lounge

18'3" x 14'1" (5.56m x 4.3m)

Open granite fireplace. Bay window. Sliding door to...

#### Conservatory

25'7" x 8'3" (7.8m x 2.51m)

Double doors giving access to the patio and garden beyond.

#### Bedroom 1

17'1" (5.2) max & 10'6" (3.2) min x 17'7" (5.35) max & 8'2" (2.49) min

Fitted with a range of comprehensive bedroom furniture.

#### Ensuite Bathroom

9'1" x 5'8" (2.77m x 1.73m)

Fitted with a three piece suite of bath with hand held shower, wash hand basin set into vanity unit and W.C.

#### Bedroom 2

16'10" x 9' (5.13m x 2.74m)

Bay window.

#### Bedroom 3

15'11" x 12'4" (4.85m x 3.76m)

Fitted with a comprehensive range of fitted bedroom furniture. Views over the garden.

#### Bedroom 4

12'2" x 12'1" (3.7m x 3.68m)

Fitted with a comprehensive range of fitted bedroom furniture.

#### Shower Room

8'11" x 6'8" (2.72m x 2.03m)

Fitted with a three piece suite of large shower with rain shower head and hand held shower, wash hand basin and W.C.

#### Utility Room

8'2" x 5'6" (2.5m x 1.68m)

#### Double Garage

Potential to provide additional accommodation such as an annexe with its own entrance.

### OUTSIDE

#### Front

Where there is a tarmac driveway with plenty of parking. Gravelled fore garden.

#### Rear

Where there is a south facing garden with patio area and steps to a tiered lawned garden with a summerhouse at the top.

#### Appliances

Integrated Neff double oven, integrated fridge, integrated Neff dishwasher, integrated Neff freezer, Neff hob, Neff extractor fan.

**TRP:** 284

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage.

**Construction:** Cavity construction.

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

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