



# Vue Du Jardin

3 Le Grand Manel, Rue de le Frenes, St Martin's, GY4 6TU

 x3  x2 **PERRYS 30 C2 TRP 151**

- Semi detached family home
- Situated on a quiet clos in St. Martins
- Garage
- Parking for two cars
- Downstairs bedroom
- Low maintenance home and garden

**£765,000**

**LOCAL MARKET**

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





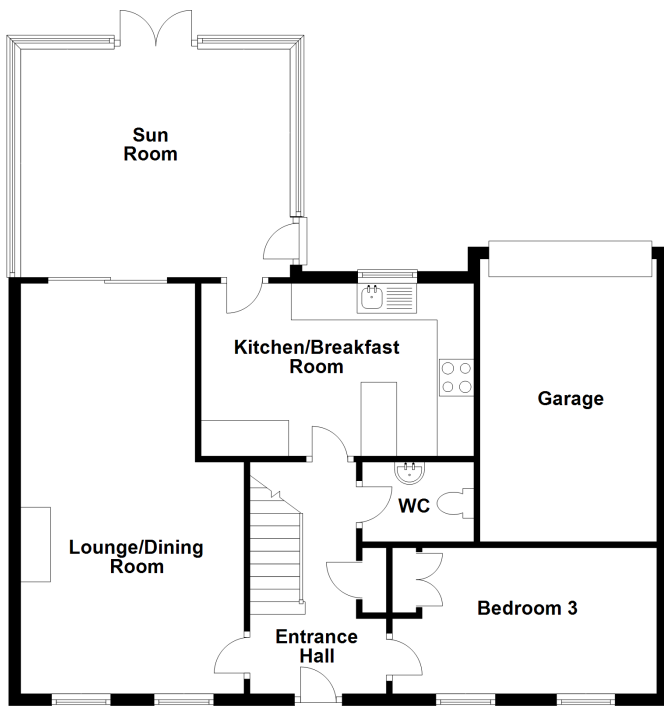




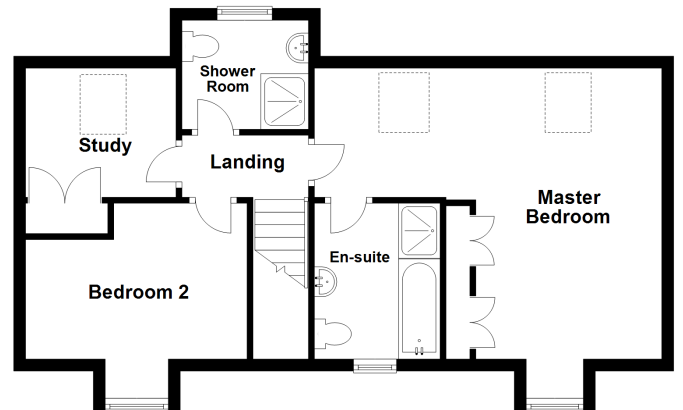




Ground Floor



First Floor



## About Vue Du Jardin

Vue Du Jardin is a well-presented semi-detached family home situated on a quiet clos in St. Martins within walking distance to local amenities and St. Martins primary school. Recently repainted both inside and out this charming home is presented in to the market in move in condition and offers plenty of space for a growing family. The accommodation comprises of a large living front to back living room with wood burner, WC, a downstairs bedrooms, separate kitchen and a large conservatory. Upstairs the primary bedroom has an en-suite and plenty of storage. There's also another good sized bedroom and a useful study. Outside the garden is part decked and part patio offering a low maintenance outside space. There is also a garage and off road parking in tandem for two cars. Internal viewing is highly recommended.

### ACCOMMODATION COMPRISING

#### Entrance Hall

12'2" x 7'3" (3.7m x 2.2m)

Stairs to first floor.

#### Lounge

22'4" x 12'2" (6.8m x 3.7m)

Wood burner with surround and hearth. Sliding doors leading to the conservatory.

#### Bedroom 4

13'1" x 6'7" (4m x 2m)

Fitted wardrobe. Window to front.

#### Cloakroom

4'3" x 4'3" (1.3m x 1.3m)

Fitted with a two piece suite of wash hand basin with storage below and W.C.

#### Kitchen

12'10" x 9'2" (3.9m x 2.8m)

Fitted with a range of wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer.

#### Conservatory

15'5" x 12'6" (4.7m x 3.8m)

Doors leading onto the rear garden.

### FIRST FLOOR

#### Landing

6'3" x 2'11" (1.9m x 0.9m)

Access to loft.

#### Bedroom 1

17'9" x 14'9" (5.4m x 4.5m)

Run of fitted wardrobes. Access to eaves storage.

#### Ensuite Bathroom

7'10" x 6'3" (2.4m x 1.9m)

Fitted with a four piece suite of a tiled bath, shower, wash hand basin with storage below and W.C.

#### Bedroom 2

12'2" x 7'7" (3.7m x 2.3m)

Fitted wardrobes. Access to eaves storage.

#### Bedroom 3

8'6" x 6'7" (2.6m x 2m)

Fitted wardrobe.

#### Shower Room

5'3" x 5'3" (1.6m x 1.6m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Tiled floor and tiled walls.

### OUTSIDE

#### Front

The property is approached over a tarmac driveway providing parking for two cars in tandem and a single garage. Low maintenance patio area.

#### Garage

15'5" x 8'2" (4.7m x 2.5m)

Manual up-and-over door.

#### Rear

Where there is an enclosed low maintenance garden which is part paved and part decked with a seating area and mature bushes. A timber gate gives access to the paved parking area which has parking for two vehicles in tandem.

#### Appliances

Neff oven, Neff induction hob, extractor fan, integrated Neff fridge/freezer, integrated Hotpoint dishwasher, Siemens tumble dryer, Bosch washing machine.

**TRP:** 151

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** All mains. Oil fired central heating.

**Construction:** Cavity construction. uPVC double glazed windows. uPVC fascias and soffits.

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

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