

**SOLE
AGENT**



Le Buisson

Route De La Mare, Castel, Guernsey, GY5 7BJ

 x3  x1 TRP 224

- Detached bungalow
- Excellent west coast location
- Three bedrooms; main bedroom with en suite
- Plenty of reception space
- Large, sunny garden
- Wood cabin
- Ample parking
- Walking distance to the west coast beaches

£749,000

LOCAL MARKET

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





About Le Buisson

Le Buisson is a detached bungalow set in a highly sought-after location close to the west coast. While the property would benefit from some cosmetic updating, it presents an excellent opportunity for a buyer to personalise.

The accommodation comprises three bedrooms, two bathrooms, a particularly spacious lounge, a kitchen, and a conservatory that overlooks the garden. Externally, the rear of the property features a generous garden, mainly laid to lawn and complemented by mature shrubs and trees. To the back of the garden is a substantial wooden cabin, offering versatile additional space.

The property also benefits from ample parking and is conveniently located within a short walk of west coast beaches and local amenities.

ACCOMMODATION COMPRISING

Entrance Porch

6'1" x 4'11" (1.85m x 1.5m)

Entrance Hall

21'8" x 4'7" (6.6m x 1.4m)
Herringbone wood flooring.

Bedroom 1

13'9" (4.2) x 13'9" (4.2) max & 11'10" (3.6) min

Built-in wardrobes and storage. Two windows providing aspect over the front. Double doors to...

Ensuite Bathroom

9'2" x 6'11" (2.8m x 2.1m)

Four piece suite of bath with shower over, wash hand basin with storage below, bidet and W.C. Built-in storage. Frosted window providing aspect to the side.

Wet Room

9'2" x 6'11" (2.8m x 2.1m)

Fitted with a shower, wash hand basin with storage below, W.C.

Utility Room

9'10" x 5'11" (3m x 1.8m)

Built-in storage. Fitted with a sink and drainer. Door to side.

Garage

15'1" x 8'10" (4.6m x 2.7m)

Kitchen

13'1" x 12'10" (4m x 3.9m)

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

Conservatory

20' x 11'2" (6.1m x 3.4m)

Double doors giving access to the garden.

Lounge

26'11" x 14'5" (8.2m x 4.4m)

A lovely spacious room. Wood burning stove with granite surround and hearth. Windows giving aspect to the side and over the garden. Sliding door giving access to the conservatory.

Bedroom 3

10'10" x 8'6" (3.3m x 2.6m)

Window providing aspect to the side.

Bedroom 2

10'6" x 8'2" (3.2m x 2.5m)

Window providing aspect to the side.

OUTSIDE

Front

The property is approached over a paved driveway with parking for multiple vehicles.

Rear

The garden is laid to lawn. There is a large timber shed, a large timber summerhouse and a greenhouse. There is side access which takes you back around to the front of the property.

Appliances

Hotpoint dishwasher, integrated Rangemaster oven, Schott Ceran hob, extractor fan, Hotpoint washing machine.

TRP: 224

Viewing: BY APPOINTMENT

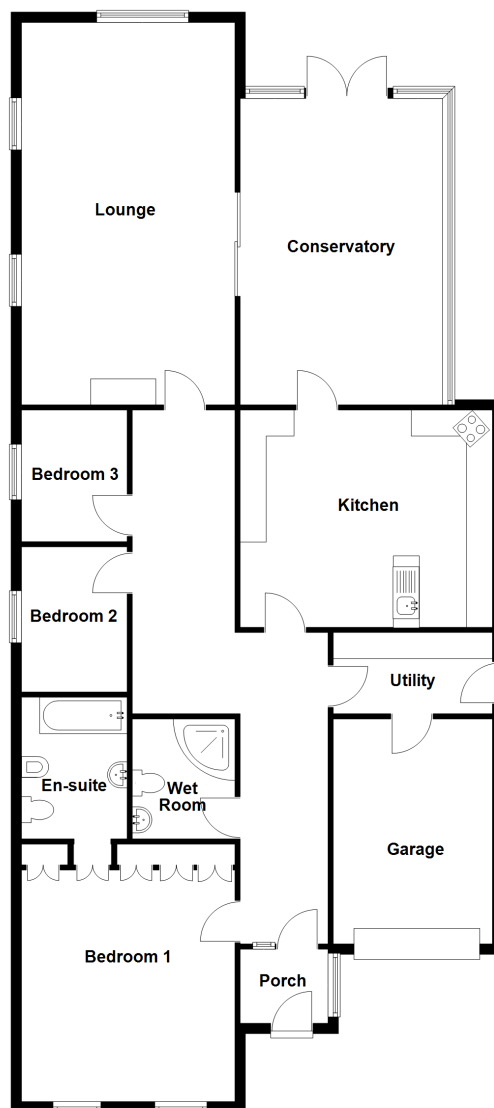
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating.

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

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

Ground Floor



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