



# LA MOUETTE

£2,300,000

Open Market | Sole Agent

# LA MOUETTE

Route De Plaisance, St. Pierre Du Bois, Guernsey, GY7 9SJ

£2,300,000

'La Mouette' is a modern detached bungalow situated in the rural parish of St. Pierre Du Bois and located in a convenient position close to amenities. The property is of modern build and offers generous proportions throughout including bright and spacious reception areas including a kitchen/diner, sitting room and large sun room. In addition, there are four double bedrooms with three ensuite bath/shower rooms. Note: the ensuite to the fourth bedroom could be re-instated should the new owner wish to do so. Externally, there is an attractive south facing garden which is well stocked with a variety of plants and shrubs. Beyond this there is an agricultural field which benefits from separate access. There is a large paved and gravelled drive to the front providing parking for numerous vehicles and access to the single garage. Viewing is highly recommended of this desirable, low maintenance home.





Modern built bungalow

Generous room proportions

Four double bedrooms with three en-suites

Rural location near to amenities

Excellent parking and single garage

Attractive south facing garden

Agricultural field with separate access

Excellent downsize or low maintenance home











Approximate total area<sup>(1)</sup>

247.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ACCOMMODATION COMPRISING

### Entrance Hall

4'7" x 8'8" (1.4m x 2.64m)

### Hallway

3'11" x 35'4" (1.2m x 10.77m)

### WC

6'2" x 3' (1.88m x 0.91m)

### Kitchen / Dining Room

17'9" x 19'3" (5.4m x 5.87m)

### Utility Room

4'11" x 10'2" (1.5m x 3.1m)

### Living Room

20'6" x 24' (6.25m x 7.32m)

### Sunroom

12'3" x 22'3" (3.73m x 6.78m)

### Bedroom 1

15'11" x 13' (4.85m x 3.96m)

### Ensuite Bathroom

8'7" x 8'11" (2.62m x 2.72m)

### Bedroom 2

20'1" max x 11'9" (6.12m max x 3.58m)

### Ensuite Bathroom

5'11" x 6'10" (1.8m x 2.08m)

### Bedroom 3

20' max x 12' (6.1m max x 3.66m)

### Ensuite Bathroom

6' x 6'9" (1.83m x 2.06m)

### Bedroom 4

12'3" x 12'11" (3.73m x 3.94m)

### Dressing Room

4'9" x 6'10" (1.45m x 2.08m)

### Garage

17'1" x 10'5" (5.2m x 3.18m)

## OUTSIDE

### Front

The front of the property provides a generous paved and gravelled parking area and gives access to the single garage.

### Far Side

To the far side of the property is a dedicated access point to the agricultural field.

### Rear

To the rear is a sunny south facing garden which can be accessed from the property via the kitchen, sun room and main bedroom. There is a paved patio with wall mounted awning to provide shade. The garden is well stocked with a variety of shrubs and plants and a gate leads from the lawn giving access to the agricultural field behind.

### Field

Behind the property is an agricultural field which extends to just under 1 acre.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains electric and water. Cesspit drainage. Oil fired central heating.

**Construction:** Cavity. uPVC double glazing.

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



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