

**SOLE
AGENT**

Grove Lodge

Les Varioufs, St. Martin, Guernsey, GY4 6TE

£1,195,000

LOCAL MARKET | SOLE AGENT



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sales@swoffers.co.uk | 01481 711766

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



Well presented three bedroom bungalow
Additional wing, providing fourth bedroom
Open plan kitchen diner
Separate lounge with wood burner
Stunning garden
Heated swimming pool with garden room
Ample external storage, partial garage and parking
Situated on a quiet lane in St Martin's











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Grove Lodge | To view call | **01481 711766**



About Grove Lodge

Situated down a quiet lane just a short walk from St Martin's village, Grove Lodge is a spacious, detached three-bedroom bungalow offering bright and airy accommodation throughout. The property features a large open-plan kitchen/diner and a separate lounge with a wood burner. There are three well-proportioned bedrooms, including a principal bedroom with en suite, in addition to a separate family bathroom. Uniquely, the property also benefits from a detached wing, currently arranged as a self-contained bedsit with an open-plan living area/kitchen and en suite shower room. Externally, the beautifully landscaped garden is mainly laid to lawn and complemented by a patio area and mature shrubs. Further features include a heated swimming pool, log cabin/ garden room, two wooden sheds, a block-built utility room, greenhouse, and a partial garage ideal for bicycle storage. To the front there is a well manicured front garden and driveway providing parking for ample vehicles.

ACCOMMODATION COMPRISING

Entrance Hall / Boot Room

6'11" x 4' (2.1m x 1.22m)

Housing the electrics.

Kitchen / Dining Room

19'10" x 17'2" (6.05m x 5.23m)

Fitted with a range of wall and base units with granite worksurfaces over and fitted with a central island. Triple aspect room.

Inner Hallway

23'1" x 7'3" (7.04m x 2.2m)

Family Bathroom

9'1" x 8'10" (2.77m x 2.7m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Storage as fitted.

Lounge

16' (max) x 16'11" (4.88m (max) x 5.16m)

Dual aspect room. Fitted with a log burner.

Bedroom 1

12'8" x 12' (3.86m x 3.66m)

Sliding doors providing access to the garden.

Ensuite Shower Room

8'9" x 4'11" (2.67m x 1.5m)

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

Bedroom 2

11'11" x 10'11" (3.63m x 3.33m)

Window providing aspect over to the front of the property.

Ensuite Shower Room

8'9" x 3'1" (2.67m x 0.94m)

Fitted with a three piece suite of shower, wash hand basin with storage below and WC.

Bedroom 3

12' x 9'11" (3.66m x 3.02m)

Window providing aspect over to the garden.

OUTSIDE

Front

Ample parking. Good sized fore garden laid to lawn with mature trees overlooking the neighbouring fields.

Rear

Well landscaped garden. Patio with lawn and mature shrubs. Heated swimming pool via an air source heat pump. Large wooden cabin used as a summer house. Two wooden sheds and a greenhouse.

Summerhouse / Office

20' x 13'2" (6.1m x 4.01m)

Spacious garden room with lovely views over the pool and garden

ANNEX

19'7" x 9'7" (5.97m x 2.92m)

Kitchen / Bedsit

Open plan bedsit.

Shower Room

6' x 5' (1.83m x 1.52m)

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

Store

9'1" x 6'11" (2.77m x 2.1m)

Housing the oiler boiler and water tank.

Small Garage

10'2" x 10'1" (3.1m x 3.07m)

Appliances

Flacon range gas cooker, Blomberg American style fridge/freezer, Hotpoint electric oven, Zanussi hob, extractor fan and Indesit fridge/freezer, Hot point Aquarius tumble dryer and Hotpoint washing machine.

TRP: 314

Viewing: BY APPOINTMENT

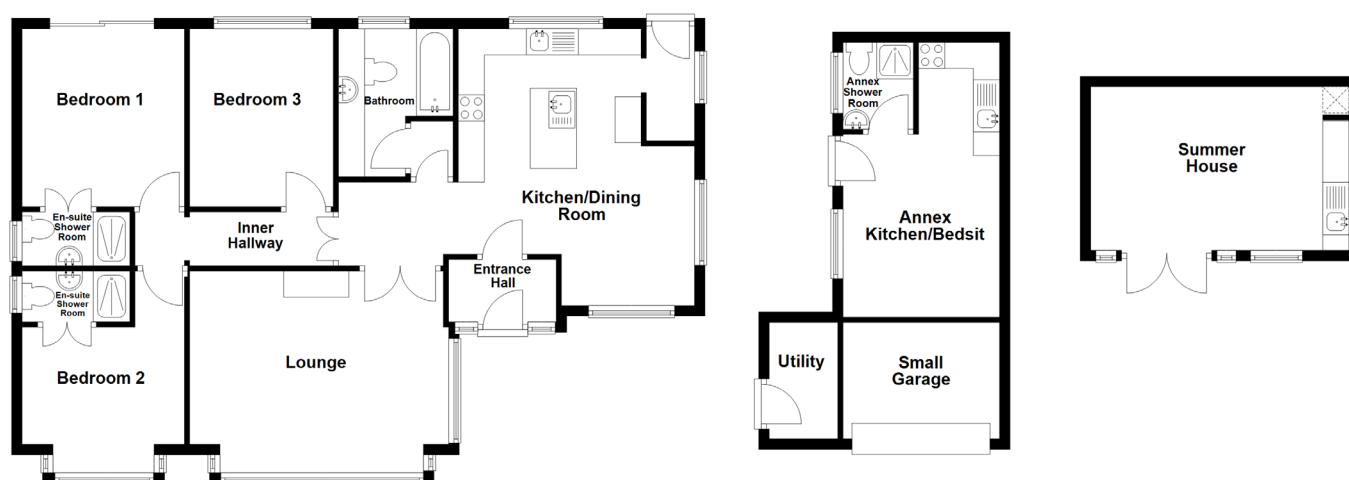
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

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

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

Ground Floor



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