

**SOLE
AGENT**



Le Jardin Des Petits Rouvets

La Grande Rue, St. Saviour, Guernsey, GY7 9PP

 x4  x2 TRP 199

- Four-bedroom detached, cavity-built family home
- Excellent St Saviour location close to west coast
- Spacious, light-filled accommodation throughout
- Flexible ground-floor fourth bedroom,
- Principal bedroom en suite
- Large garden, ample parking & detached garage

£1,095,000

LOCAL MARKET

swoffers



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





About Le Jardin Des Petits Rouvets

Le Jardin des Rouvets is a well maintained four-bedroom detached home, occupying an excellent position in St Saviour, just a short distance from the west coast. Cavity-built and offering generous, well-proportioned accommodation, the property is filled with natural light and provides an ideal layout for modern family living. The ground floor features spacious reception rooms alongside a well-appointed kitchen, with the added benefit of a fourth bedroom offering excellent flexibility as a guest room, home office or additional reception space. Upstairs are three comfortable double bedrooms, including a generous principal bedroom with en-suite shower room, while the remaining bedrooms are served by a family bathroom. Externally there is ample parking together with a detached garage, while to the rear lies a large garden providing a wonderful space for children, entertaining and outdoor living. A spacious and versatile family home in a highly desirable location, combining generous accommodation and excellent outside space with convenient access to the west coast.

ACCOMMODATION COMPRISING

Entrance Porch

7' x 3'11" (2.13m x 1.2m)

Entrance Hall

15'8" x 5'10" (4.78m x 1.78m)

Separate WC

6'10" x 3'3" (2.08m x 1m)

Bedroom 4

14'5" x 12'8" (4.4m x 3.86m)

Lounge

19'11" x 13'1" (6.07m x 4m)

Dining Room

16'8" x 9'9" (5.08m x 2.97m)

Kitchen / Breakfast Room

16'8" x 9'9" (5.08m x 2.97m)

Fitted with a range of cream wall and base units with laminate worksurfaces over incorporating 1 ½ bowl stainless steel sink and drainer.

Utility Room

10'8" x 6'10" (3.25m x 2.08m)

Fitted with base units incorporating single bowl sink.

FIRST FLOOR

Landing

18'9" x 5'9" (5.72m x 1.75m)

Bedroom 3

15'3" (4.657) (max) x 10'8" (3.257) eaves to eaves

Family Bathroom

8'4" (2.542) x 5'1" (1.546) to dorma

Bedroom 1

13'2" (4.01) x 13' (3.96) to dorma

Ensuite Shower Room

7' (2.135) x 5'7" (1.709) to dorma

Bedroom 2

14'5" (4.402) x 13'5" (4.085) to dorma

OUTSIDE

Front

The property is approached over a gravelled driveway the first part of which is shared with neighbouring property. This extends onto a parking area providing parking for several vehicles. Charming fore garden laid to lawn incorporating mature trees and shrubs and bounded by two sides by granite wall.

Garage

20'8" x 12'1" (6.3m x 3.68m)

Electric up and over door.

Rear

Graden laid to lawn incorporating a summer house and an aluminium green house.

Appliances

NEFF four ring hob, electric oven and grill, Fridge/freezer, Carra extractor fan, Samsung washing machine and Zanussi tumble dryer.

TRP: 199

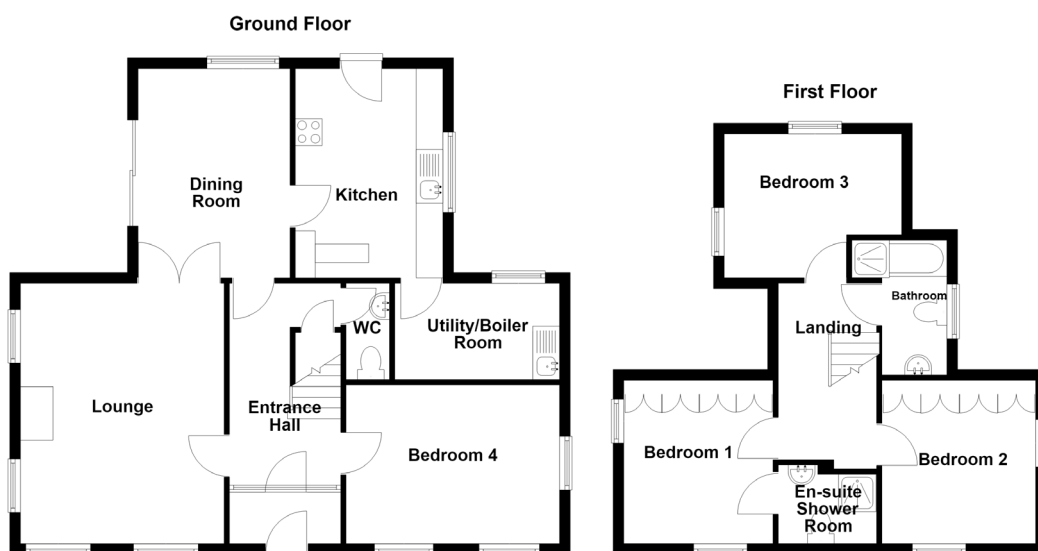
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating.

Construction: Cavity construction. uPVC double glazed windows.

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



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