

SUNNYSIDE

SOLE AGENT



3

BEDROOMS

3

BATHROOMS

2,613

SQ FT

POA OPEN MARKET, ST. MARTIN

Sunnyside is a charming bungalow and located in a small, select clos within a quiet lane of St Martin. Only a short walk away from Petit Bot Valley and a short drive away from local shops and amenities. The accommodation is notably light and spacious and comprises hallway, primary bedroom with en-suite shower room and doors opening out onto the patio, sitting/dining room, conservatory, kitchen/breakfast room with lantern roof light, utility room, bedroom two with en-suite shower room, bedroom three, family bathroom and a study. there is also entrance hall, primary bedroom with en-suite, two bedrooms (one with en-suite shower), family bathroom, study and an impressive sitting room with vaulted ceiling, log burner and doors leading onto a private patio. Externally, the property offers a single garage along with parking for four vehicles and a private, South-facing garden complete with patio. A comfortable and well-proportioned home in excellent order.



LIVINGROOM

The Channel Island Estate Agent



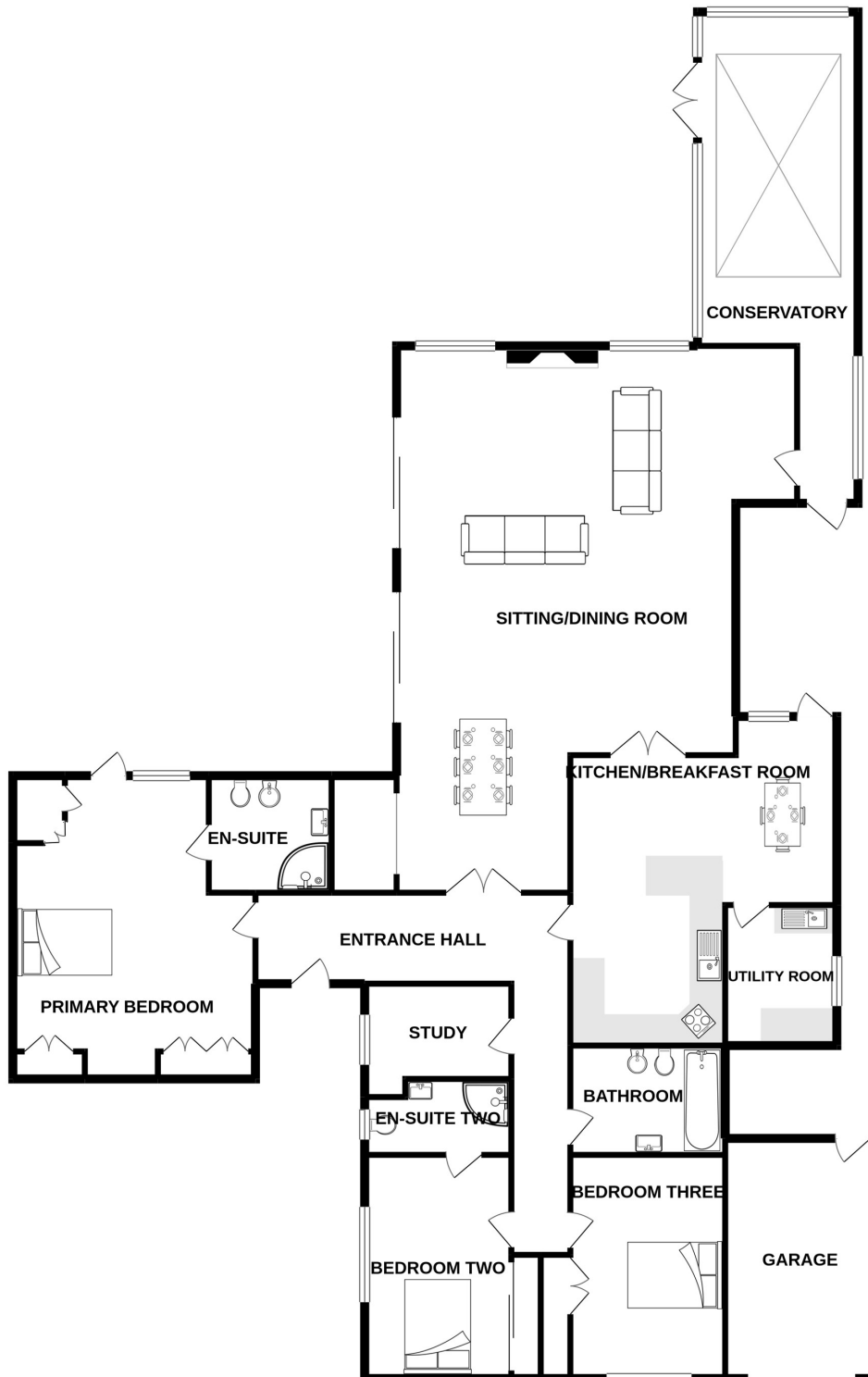








GROUND FLOOR
2613 sq.ft. (242.7 sq.m.) approx.



TOTAL FLOOR AREA : 2613 sq.ft. (242.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR

Entrance hall	20'0 x 6'0
Sitting/dining room	36'0 x 26'4
Kitchen/breakfast room	18'0 x 17'7
Utility room	9'3 x 7'4
Conservatory	22'0 x 10'7
Primary bedroom	20'0 x 16'0
En-suite shower room	7'9 x 6'6
Bedroom two	14'4 x 10'3
En-suite shower room	9'8 x 5'0
Bedroom three	14'4 x 10'0
Bathroom	10'0 x 6'8
Study	9'8 x 5'3
Garage	15'10 x 9'10

KEY FACTS

Detached, charming bungalow
 Located in a small, select cloc within St Martin
 Close to Petit Bot Valley and local amenities
 Impressive sitting room with vaulted ceiling and log burner
 South-facing garden with patio
 Garage and parking

SERVICES

Mains services
 Gas bottles for hob

DRAINAGE

Mains drainage

HEATING

Oil central heating

APPLIANCES

Neff double oven
 Neff warming drawer
 Gas hob
 Neff fridge freezer
 Baumatic fridge
 Neff dishwasher
 Bosch washing machine
 Bosch tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

St Martin's Primary School
 Les Beaucamps High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



LIVINGROOM
 The Channel Island Estate Agent