

CROCUS HOUSE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

2,227

SQ FT

1.0

ACRES

£1,300,000 LOCAL MARKET, ST. SAVIOUR

A superb opportunity to purchase a modern, spacious bungalow situated in the heart of St Saviour. Occupying an acre of land, the property has a rural outlook and has been renovated over the past few years. The naturally light accommodation comprises entrance lobby, dining room, kitchen/breakfast room with bi-folding doors to the rear terrace, two double bedrooms, family bathroom, utility room, sitting room and a primary bedroom with dressing room and en-suite. Externally, the property offers excellent outdoor space including a generous driveway, agricultural field with outbuilding, summerhouse and a large greenhouse with internal swimming pool, growing area/workshop space. A truly lovely home in a tranquil location, internal viewing highly recommended.



LIVINGROOM
The Channel Island Estate Agent



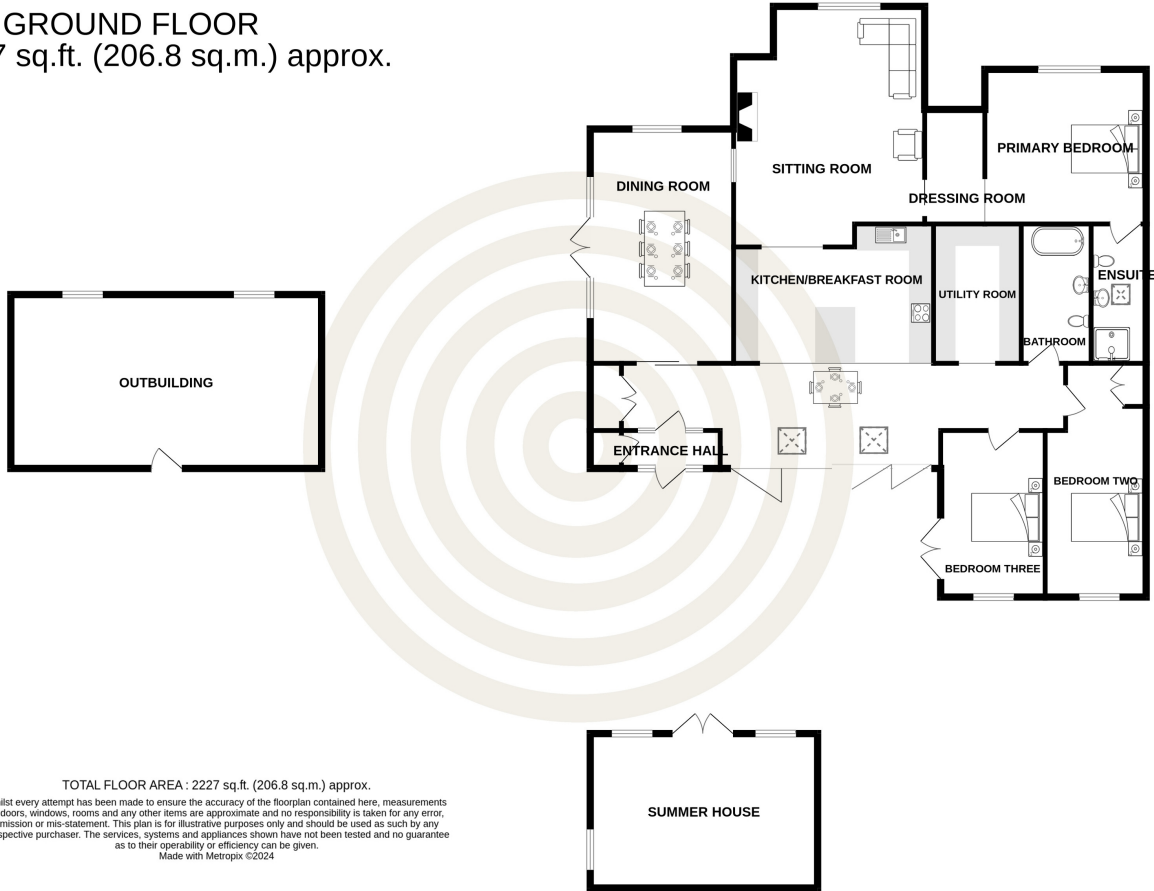








GROUND FLOOR
2227 sq.ft. (206.8 sq.m.) approx.



TOTAL FLOOR AREA : 2227 sq.ft. (206.8 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.
Made with Metropix ©2024

GROUND FLOOR

Entrance hall	8'1 x 3'1
Dining room	19'1 x 11'8
Kitchen/breakfast room	20'3 x 18'0
Sitting room	19'7 x 15'7
Utility room	11'4 x 7'7
Family bathroom	11'4 x 5'9
Bedroom two	19'1 x 8'3
Bedroom three	13'7 x 8'6
Primary bedroom	13'9 x 12'7
Dressing room	9'7 x 6'0
En-suite shower room	11'4 x 4'6
Summer house	18'6 x 12'7
Outbuilding	25'4 x 14'2

KEY FACTS

Modern, semi-detached family home with extensive outdoor space
Situating in the heart of St Saviour
Occupying an acre of land
Renovated throughout
Garden, parking and field
Summerhouse and greenhouse with swimming pool/workshop/growing area

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Electric heating

APPLIANCES

Siemens oven
Siemens combi microwave oven
Siemens full length fridge
Siemens full length freezer
Siemens dishwasher
Samsung induction hob
Falmec extractor unit

INCLUSIONS

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

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.

£1,300,000



LIVINGROOM
The Channel Island Estate Agent