

# GREEN KNOWE



**2**

BEDROOMS

**1**

BATHROOM

**979**

SQ FT

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## £849,000 LOCAL MARKET, ST. SAVIOUR

Green Knowe is a beautifully-presented, detached bungalow situated in an idyllic lane within a stunning rural location in the heart of St. Saviour. The naturally light and well-proportioned accommodation, which has been fully renovated by the current owners, comprises a newly constructed, entrance hall/boot room, inner hall, modern kitchen, sitting room with patio doors leading to a raised private sun terrace, two double bedrooms and a brand new bathroom. Externally, there is an enclosed, private garden to the rear which is laid to lawn and surrounded by an array of mature trees as well as a small woodland which leads down to a stream. There is also a single garage (which could be converted to a third bedroom - subject to the necessary planning permissions) and parking for multiple vehicles to the front. A fantastic opportunity to acquire an immaculate home in a tranquil location above a valley, with further scope to be extended if desired.



**LIVINGROOM**  
The Channel Island Estate Agent

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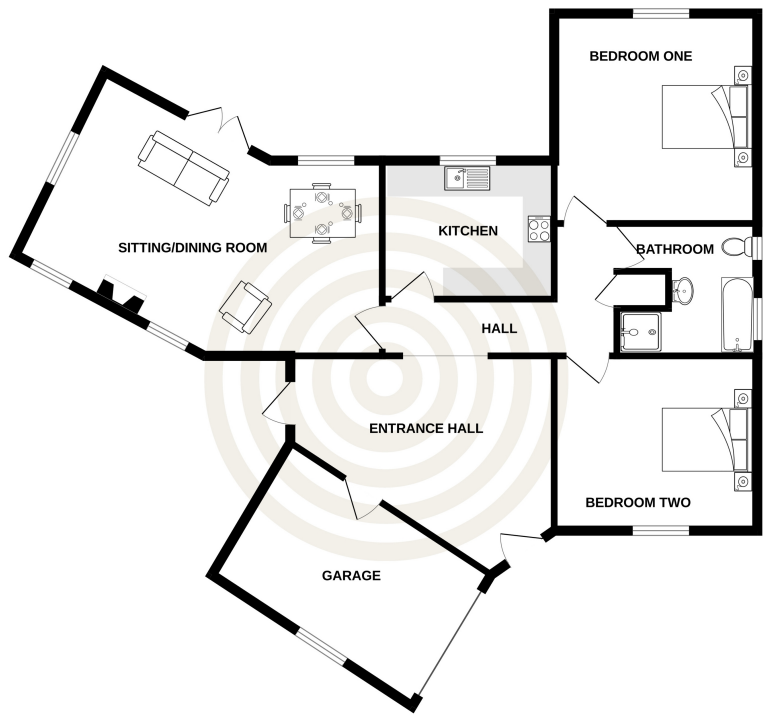








GROUND FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 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

## GROUND FLOOR

Entrance hall/boot room	15'2 x 12'1
Inner hall	13'9 x 3'4
Sitting/dining room	26'11 x 11'10
Kitchen	10'1 x 8'1
Bedroom one	12'3 x 11'10
Bedroom two	11'10 x 10'3
Bathroom	8'3 x 7'9
Garage	14'0 x 9'0

## KEY FACTS

### PERFECT RETIREMENT PROPERTY IN THE COUNTRY/LOCK UP & LEAVE

Beautifully-presented, detached bungalow

Stunning rural location

Fully renovated throughout

Potential for third bedroom in garage (STPP)

Parking for multiple vehicles and single garage

Private, enclosed garden with terrace

## SERVICES

Mains services

## DRAINAGE

Cesspit

## HEATING

Electric heating

## APPLIANCES

Kupperbusch microwave/oven/grill

Kupperbusch combi oven

Kupperbusch warming draw

Neff induction hob

Extractor

Neff fridge/freezer

Siemens washing machine

Hotpoint tumble dryer

## 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.

**£849,000**



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