

HOLLY LODGE



4

BEDROOMS

3

BATHROOMS

1,486

SQ FT

£780,000 LOCAL MARKET, CASTEL

Holly Lodge is a well-presented, detached family home situated on a clos in a quiet lane in Castel, within a short walk of Cobo Bay and nearby amenities. In good order throughout, the accommodation comprises entrance hall, generous sitting/dining room, bedroom, conservatory, kitchen, utility room and cloak room on the ground floor. The first floor offers a family bathroom and three double bedrooms, the primary of which benefits from an en-suite shower room. Externally, there is a single garage and parking to the front of the property, while an enclosed, South-facing garden is situated to the rear. A superb property worthy of internal viewing.



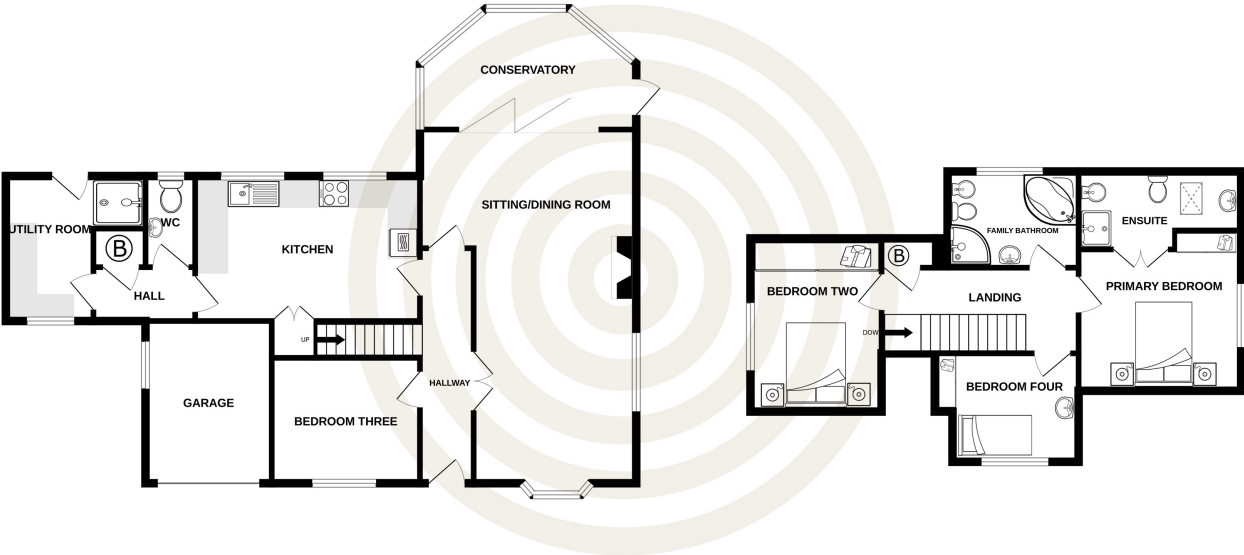
LIVINGROOM

The Channel Island Estate Agent



GROUND FLOOR
982 sq.ft. (91.3 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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.

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GROUND FLOOR

Hallway	16'4 x 3'9
Sitting/Dining Room	25'5 x 15'1
Conservatory	
Bedroom Three	8'9 x 10'4
Kitchen	10'1 x 15'8
Hall	3'9 x 7'1
WC	6'4 x 3'5
Utility Room	10'1 x 9'8

GARAGE

FIRST FLOOR

Landing	5'11 x 13'8
Family bathroom	6'8 x 9'1
Primary Bedroom	11'2 x 11'4
En-suite	5'5 x 11'4
Bedroom Two	12'1 x 9'1
Bedroom Four	7'7 x 10'0

KEY FACTS

Well-presented, detached family home
Within easy walking distance of Cobo Bay and amenities
Enclosed, South-facing rear garden
Single garage and parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating

APPLIANCES

Neff oven
Neff microwave
Neff induction hob
Neff extractor
Neff fridge
Neff dishwasher
Indesit washing machine
Blomberg 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.

£780,000



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