

6 CLOS DES TOURS

SOLE AGENT



4

BEDROOMS

2

BATHROOMS

£3,750 GROUVILLE

ENTITLED/LICENSED Livingroom is delighted to present this beautiful family home situated by Homefields Farm Shop and only a short drive away from the local pubs and eateries. This well-balanced family home offers both excellent living and sleeping accommodations. The ground floor boasts an eat in kitchen, dining room which flows into a large sitting room with access to the front garden plus you have the added benefit of a utility room and cloakroom downstairs. The first floor offers four bedrooms one of which is en-suite and house bathroom. Not only a fantastic home, but it is also situated in a fantastic location providing easy access to local Farm shops and only a short commute to Le Rocquier and St. Clements primary school. Externally, there's a secure West-facing garden, a single garage and forecourt parking for two vehicles. Pets considered. Available October 2026.



LIVINGROOM
The Channel Island Estate Agent













GROUND FLOOR

Entrance Hall	13'9 x 4'7
Cloakroom	6'0 x 2'8
Kitchen	16'10 x 11'10
Dining room	12'9 x 11'9
Sitting room	21'9 x 13'9
Boot room	13'10 x 4'0
Utility room	8'6 x 6'10

FIRST FLOOR

Primary bedroom	16'9 x 11'10
En-suite	10'7 x 5'8
House bathroom	11'2 x 5'7
Bedroom two	12'7 x 9'7
Bedroom three	9'6 x 9'0
Bedroom four	8'8 x 8'2

KEY FACTS

Lovely family home in the heart of Grouville
 Short drive to local schools and shops
 Located on an excellent bus route
 Spacious living accommodation
 Primary bedroom with modern En-suite
 Secure private garden
 Single garage plus parking for two vehicles
 Set within a small close
 Available October 2026
 ENTITLED/LICENSED

SERVICES

All mains drains and water

HEATING

Oil fired central heating

APPLIANCES

Wolf oven
 Bosch dishwasher
 Miele Hob
 Bosch fridge/freezer

INCLUSIONS

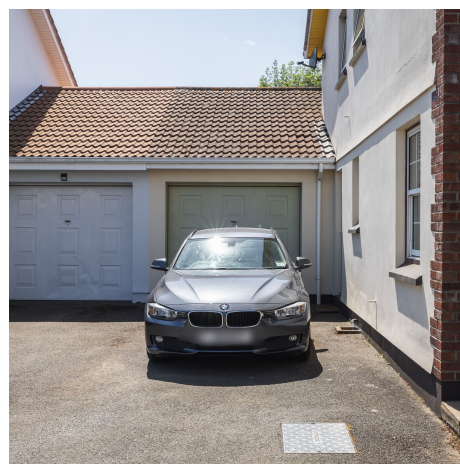
To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Clement
 Le Rocquier

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.

£3,750



LIVINGROOM
 The Channel Island Estate Agent