

SPRINGFIELD

SOLE AGENT



4

BEDROOMS

2

BATHROOMS

1,635

SQ FT

POA LOCAL MARKET, VALE

This spacious, semi-detached family home is situated in a quiet lane within the Vale parish, only a short walk away from the picturesque Bordeaux Bay. In excellent order throughout, the accommodation is naturally light and offers superb reception space. Currently comprising entrance hall, kitchen/dining room, sitting room with conservatory, three bedrooms and family bathroom on the ground floor. The first floor has a study/landing and a primary bedroom with built-in wardrobes, en-suite bathroom and access to a sunny balcony which boasts a rural view. Externally, there is parking for three vehicles and a generous lawned garden complete with patio. An ideal home in a beautiful area of the Island.



LIVINGROOM

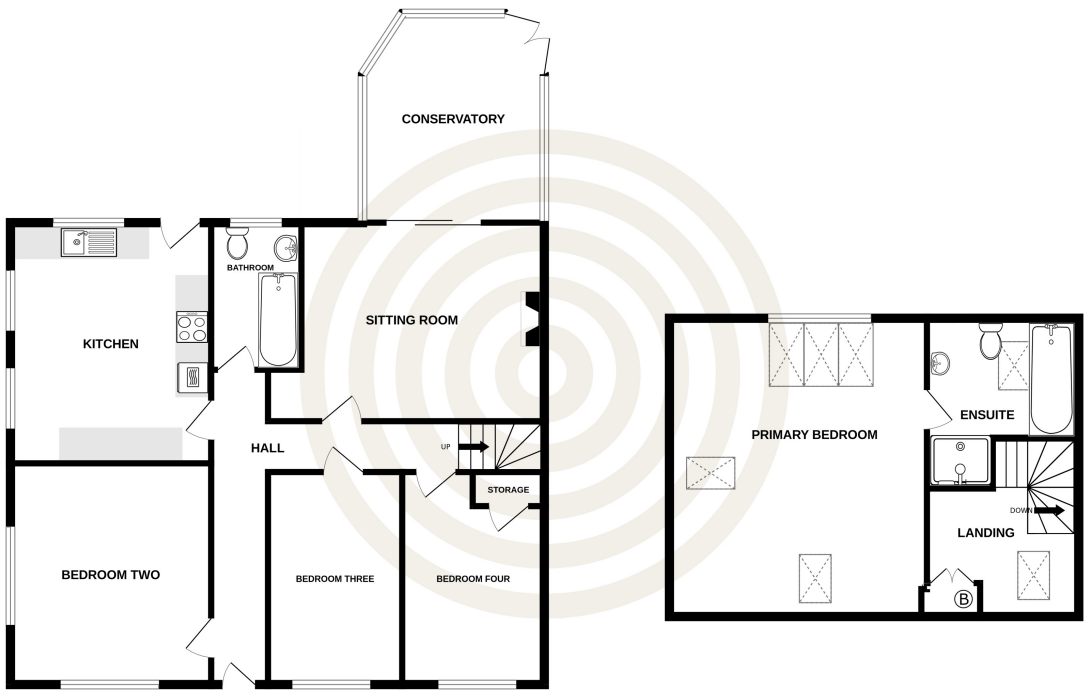
The Channel Island Estate Agent





GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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	21'2 x 20'1
Bedroom two	12'9 x 14'1
Bedroom three	8'6 x 13'7
Bedroom four	9'1 x 13'7
Sitting room	17'7 x 12'8
Bathroom	5'9 x 9'5
Conservatory	11'7 x 13'4
Kitchen/dining room	12'9 x 15'4

FIRST FLOOR

Study/landing	9'8 x 10'10
Primary bedroom	16'5 x 19'0
En-suite bathroom	9'8 x 10'10

KEY FACTS

Spacious, semi-detached family home
 Quiet lane close to Bordeaux Bay
 Naturally light accommodation
 Primary bedroom with balcony
 Parking for three vehicles
 Generous lawned garden

SERVICES

Mains services

DRAINAGE

Shared cesspit

HEATING

Oil central heating
 Electric underfloor heating in conservatory, sitting room and en-suite bathroom

APPLIANCES

Whirlpool double oven
 Hotpoint induction hob
 Indesit dishwasher
 Fridge/freezer
 Sharp microwave
 Ice King chest freezer
 Hotpoint washing machine

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.

POA



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