

# KAVINIA

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**1,256**

SQ FT

## POA LOCAL MARKET, VALE

Kavinia is a stylishly presented, newly renovated family home situated in a quiet lane close to local amenities and within a short distance of L'Ancrese Common and North coast beaches. The spacious and naturally light accommodation comprises entrance lobby/utility, a smart, fully fitted kitchen/dining/sitting room, inner hall, two double bedrooms, family bathroom, study and a primary bedroom with en-suite shower room leading to a sunny garden room with bi-folding doors leading out to the garden. Externally, access to the property from the lane is through an electric gate into a driveway with parking for multiple vehicles. There is an easily maintained, South-West facing garden, which is enclosed by a granite wall and various seating areas to enjoy the moving day sun. A beautiful family home worthy of closer inspection.



**LIVINGROOM**

The Channel Island Estate Agent













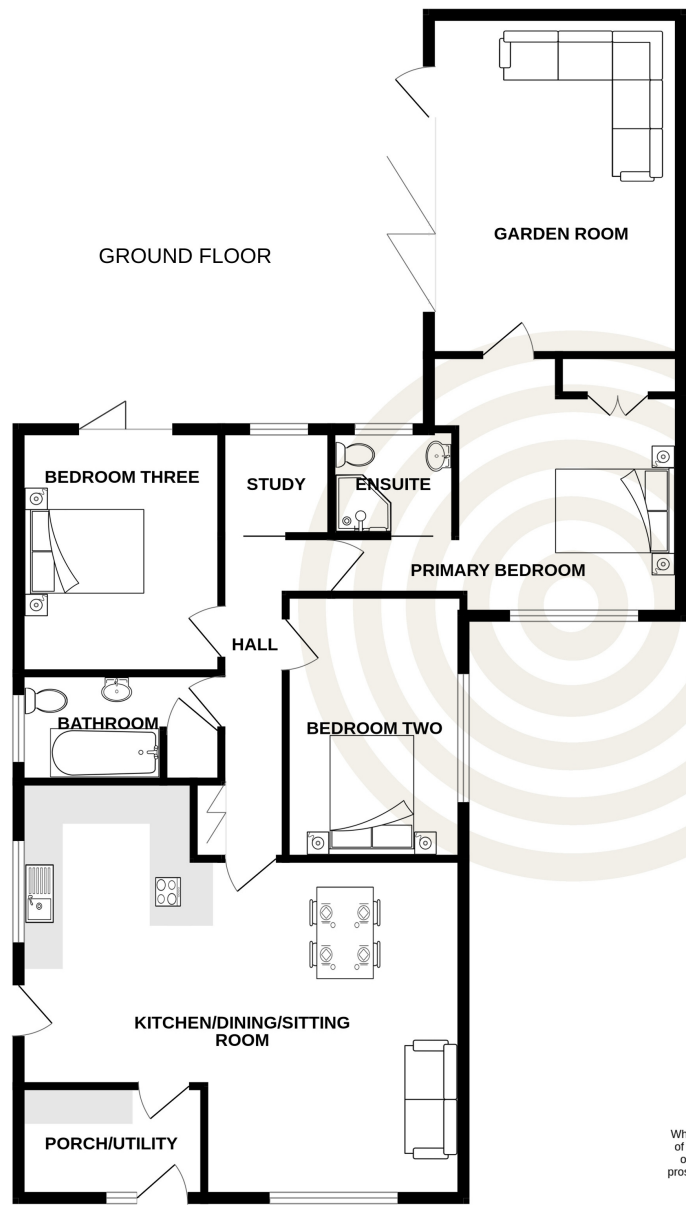












TOTAL FLOOR AREA: 1,256 SQ. FT approx.

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

Porch/utility	8'9 x 5'6
Kitchen/dining/sitting room	22'4 x 16'9
Hall	15'3 x 2'9
Bathroom	10'8 x 5'4
Bedroom two	12'5 x 10'0
Bedroom three	12'0 x 8'7
Study	5'6 x 5'3
Primary bedroom	17'3 x 13'0
En-suite shower room	6'1 x 5'3
Garden room	16'9 x 13'4

## KEY FACTS

Stylishly renovated family home  
Situating in a quiet lane  
Naturally light accommodation  
Fully enclosed sunny garden  
Parking for multiple vehicles in a gated driveway

## SERVICES

Mains services

## DRAINAGE

Cesspit drainage

## HEATING

Electric smart and underfloor

## APPLIANCES

Goodhome oven  
Goodhome induction hob  
Goodhome microwave  
Bosch dishwasher  
Goodhome fridge  
Goodhome freezer

## 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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