VALHALLA

SOLE AGENT



5	5	3,500
BEDROOMS	BATHROOMS	SQ FT

£1,395,000 LOCAL MARKET, ST. MARTIN

Valhalla is a detached family home with an adjoining wing, situated in the parish of St. Martins, within close proximity to the amenities of the Village and the stunning South-coast cliffs. The spacious accommodation includes a kitchen, sitting room, dining room, conservatory, utility room, bathroom, shower room and four bedrooms, one of which benefits from an en-suite bathroom. The sizeable wing offers further flexibility, comprising a sitting room, kitchen, bedroom, and bathroom. Externally, there is parking for multiple vehicles to the front, while the rear occupies an enclosed garden featuring patio and lawned areas, swimming pool and built-in Jacuzzi. An excellent family home, ideally suited for multi-generational living or as an investment opportunity. Internal viewing is highly recommended.

LIVINGROOM

The Channel Island Estate Agent
















LIFE IS TOO
SHORT... TO DRINK
CHEAP WINE













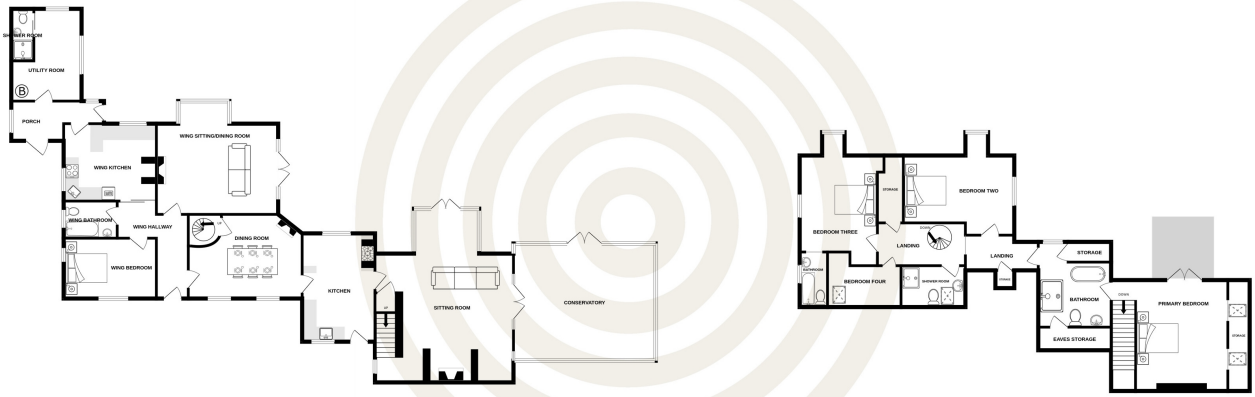




FLOORPLAN VALHALLA

GROUND FLOOR
1887 sq.ft. (175.3 sq.m.) approx.

1ST FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA : 3015 sq.ft. (280.1 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

Kitchen	15'5 x 10'4
Sitting room	24'9 x 19'9
Conservatory	16'8 x 20'3
Dining room	12'0 x 16'2
Utility room	13'2 x 10'0

WING

Hallway	13'10 x 10'1
Sitting/Dining room	16'1 x 17'4
Bedroom	8'7 x 13'2
Bathroom	5'3 x 7'7
Kitchen	11'0 x 13'2
Porch	5'8 x 13'2

FIRST FLOOR

Primary bedroom	15'9 x 16'7
Storage	15'9 x 3'1
Bathroom	12'2 x 10'4
Landing	5'0 x 10'4
Bedroom two	14'8 x 15'9
Shower room	5'10 x 9'2
Landing	6'1 x 12'6
Bedroom three	19'0 x 12'0
Bedroom four/study/dressing room	7'10 x 10'5
Bathroom	7'10 x 4'0

KEY FACTS

Detached family home
Adjoining one-bedroom wing
Convenient St. Martins location
Flexible accommodation
Parking for multiple vehicles
Enclosed rear garden
Swimming pool and Jacuzzi

SERVICES

Mains services
Borehole water

DRAINAGE

Cesspit

HEATING

Oil central heating

APPLIANCES

Rangemaster oven & hob
Extractor
Neff fridge/freezer
Neff dishwasher

WING

Neff double oven
Neff hob
Neff extractor
Neff fridge
Neff dishwasher
Hoover washing machine
Bosch 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.

£1,395,000



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