

VALLEY LODGE



4

BEDROOMS

3

BATHROOMS

1,925

SQ FT

£1,395,000 OPEN MARKET, FOREST

Valley Lodge is a beautifully presented, fully renovated property situated in the Forest, enjoying picturesque rear views across Petit Bot Valley. The spacious accommodation is naturally light throughout and in walk-in condition. The ground floor comprises an inviting entrance hall, two double bedrooms, a bathroom, study, and a well-appointed kitchen/dining room, alongside a bright sitting room with patio doors opening onto the rear garden. The first floor features a superb primary bedroom with en-suite bathroom and a dressing room complete with fitted storage, as well as a further double bedroom with en-suite shower room. Externally, there is parking for multiple vehicles, a single garage, and a private south-facing lawned garden with patio. This is a great opportunity offering an easy maintainable property in a convenient location.



LIVINGROOM

The Channel Island Estate Agent

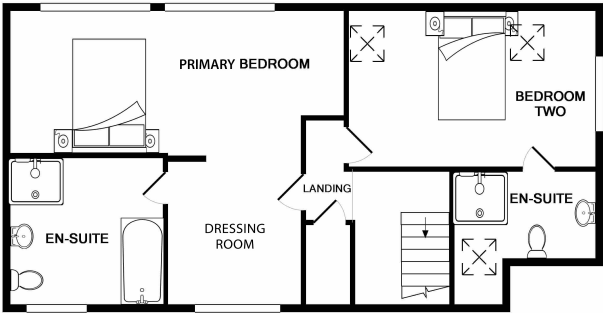
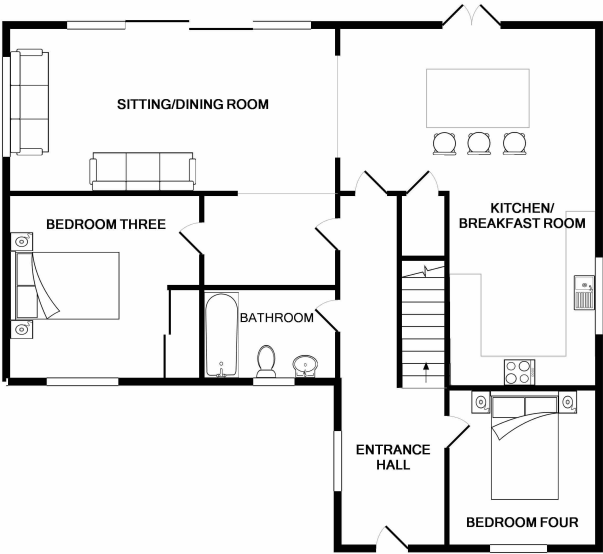






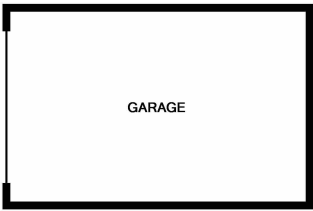






1ST FLOOR
APPROX. FLOOR
AREA 685 SQ.FT.
(63.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1925 SQ.FT. (178.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
APPROX. FLOOR
AREA 1240 SQ.FT.
(115.2 SQ.M.)



GROUND FLOOR

Entrance hall	19'8 x 6'5
Bedroom four	10'3 x 9'2
Bathroom	9'3 x 5'4
Study	9'4 x 6'5
Bedroom three	12'5 x 11'5
Sitting room	21'4 x 12'5
Kitchen/dining room	21'7 x 15'
Garage	19'2 x 11'3

FIRST FLOOR

Landing	10'2 x 2'6
Primary bedroom	21'6 x 9'1
Dressing room	8'3 x 7'2
En-suite bathroom	10'1 x 9'7
Bedroom two	15'3 x 12'6
En-suite shower room	9'1 x 6'7

KEY FACTS

Fully renovated, semi detached family home
 Located above Petit Bot Valley
 Convenient location
 Immaculate order throughout
 Garage, south facing garden and parking

SERVICES

Mains services

DRAINAGE

Mains drainage (pumped)

HEATING

Electric central heating (underfloor and radiators)

APPLIANCES

2 Zanussi ovens
 Sharp microwave
 Electrolux induction hob
 Zanussi extractor fan
 Zanussi dishwasher
 AEG fridge
 AEG freezer
 Hotpoint washing machine
 Indesit 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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Digimap Address Locator



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