

LILY COTTAGE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

949

SQ FT

0.1

ACRES

£895,000 GROUVILLE

Livingroom is delighted to offer this fabulous, detached two bedroom bungalow. Situated on the East coast of Jersey, Lily Cottage is within moments of the beach - close to Gorey Village, The Royal Jersey Golf Club, school, pub and country lanes. Built in 2010 to a superb standard of finish, this property offers contemporary and lateral living space with double height ceilings and abundant natural light. Offered for sale as a 'turn-key' solution (complete with furniture) you could simply move in and enjoy immediately. Accommodation comprises hall, spacious open-plan sitting/dining/kitchen space and two double bedrooms (both en-suite). There is also a large store and accessible attic. Externally, the property includes parking for two vehicles together with an easily maintained garden. A great home highly deserving of closer inspection.



LIVINGROOM

The Channel Island Estate Agent

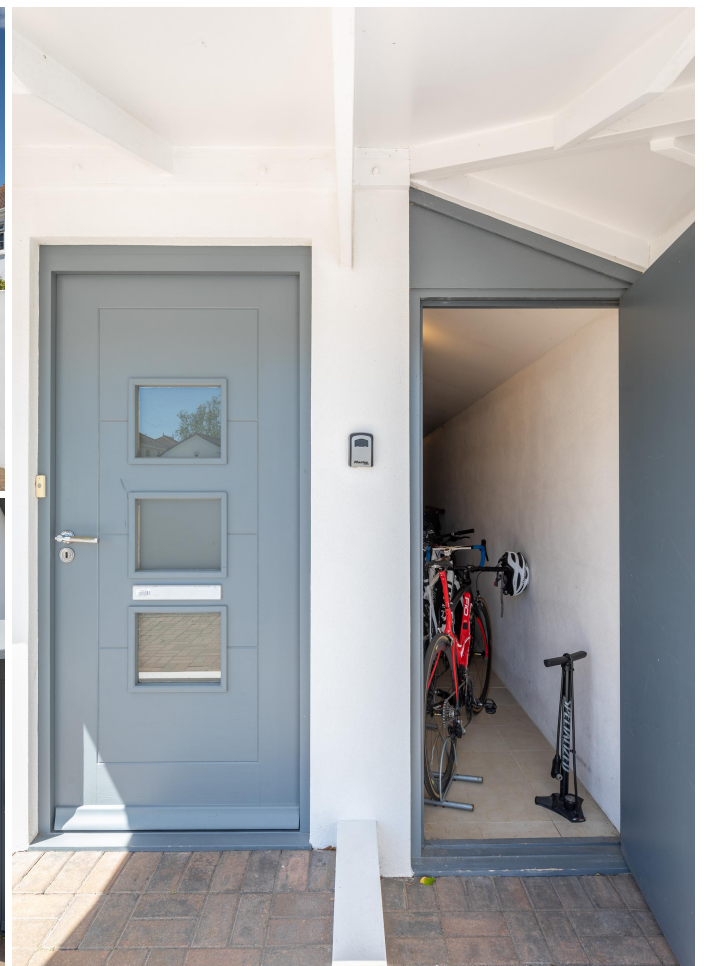






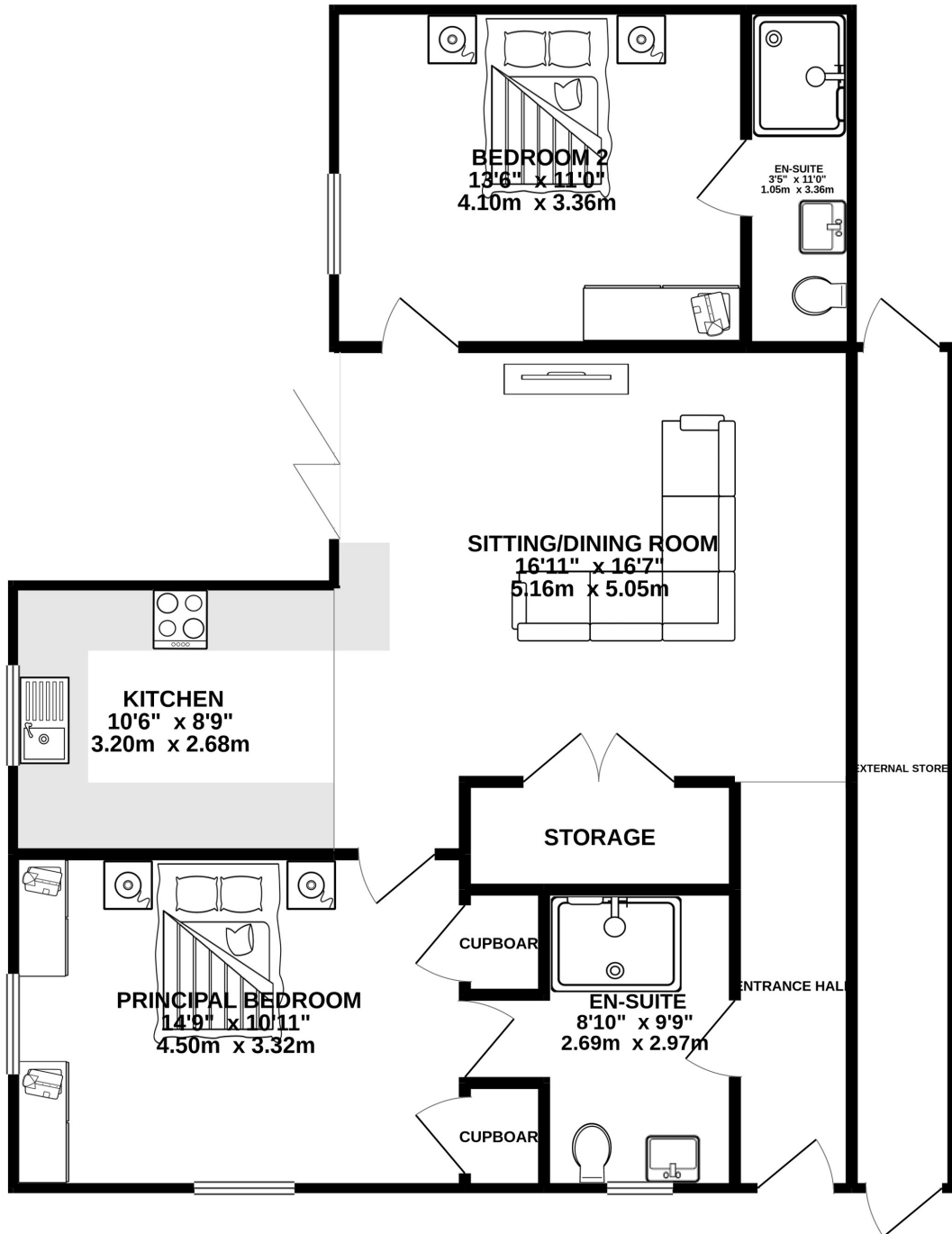








GROUND FLOOR
949 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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

Entrance Hall	3'10 x 13'3
Sitting/Dining Room	16'11 x 16'7
Kitchen	10'6 x 8'9
Principal Bedroom	14'9 x 10'11
En-suite	8'10 x 9'9
Bedroom Two	13'6 x 11'0
En-suite	3'5 x 11'0
External Store	3'3 x 27'6

KEY FACTS

Within moments of the beach - close to Gorey Village
Offered for sale as a 'turn-key' solution (complete with furniture)
Entirely lateral living spaces
Open-plan sitting room/dining/kitchen
Double height feature ceilings
Secure, easily maintained garden
Parking for two vehicles

SERVICES

Mains drains and water

HEATING

Underfloor wet electric heating

APPLIANCES

Wall mounted Samsung tv
AEG hob and extractor hood
AEG oven
AEG combi oven
Hoover dish washer
AEG fridge
AEG freezer

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Grouville
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.

£895,000



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