

# 5 LA FORGE

SOLE AGENT



**3**

BEDROOMS

**3**

BATHROOMS

**1,750**

SQ FT

**£3,300 ST. OUEN**

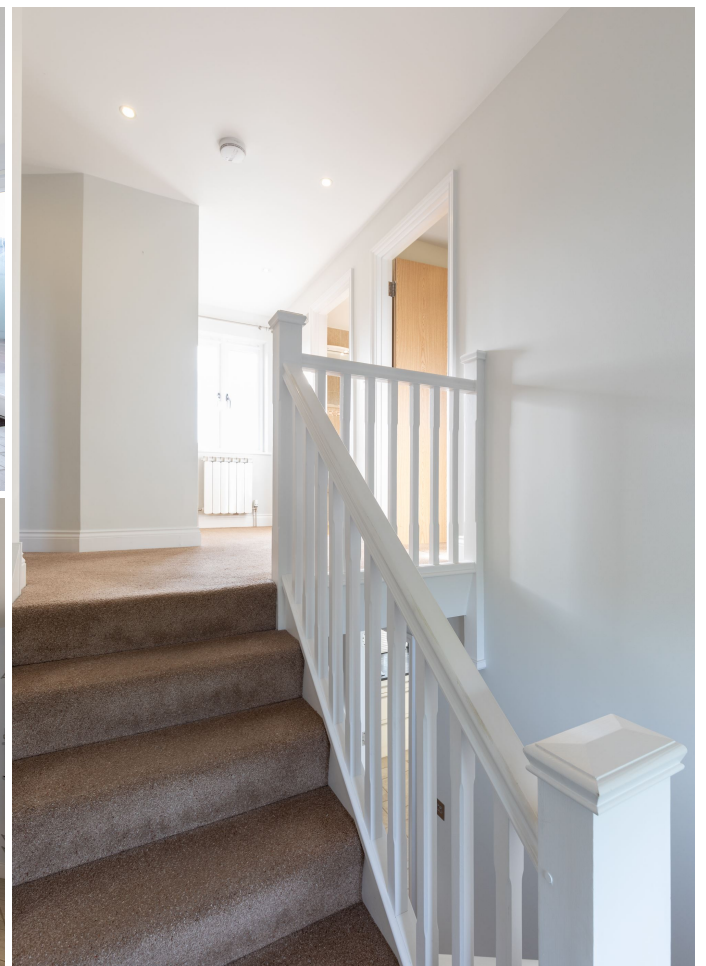
QUALIFIED/LICENSED. This immaculate granite family home is located in a rural position overlooking fields in the parish of St. Ouen, within easy reach of the local cafe/restaurant and primary school with the village amenities a short drive away. The spacious accommodation comprises; luxury kitchen/dining room with a centre island, granite work surfaces, integrated appliances, utility/cloakroom and sitting room with access to the garden. The first floor provides three double bedrooms (two fitted with en-suite bathrooms) and bathroom. Externally, there's a South-facing patio garden bordering fields to the rear with well maintained lawned, gravel and paved seating areas surrounding the property. There are three allocated parking spaces in addition to visitors spaces. Available in January 2025. An opportunity not to be missed.



**LIVINGROOM**

The Channel Island Estate Agent













**GROUND FLOOR**

<b>Entrance hall</b>	10'2 x 9'
<b>Kitchen/dining room</b>	17'5 x 15'6
<b>Utility room</b>	11' x 8'7
<b>Sitting room</b>	17'5 x 6'6

**FIRST FLOOR**

<b>Landing</b>	14'2 x 10'2
<b>Bedroom one</b>	15'5 x 13'3
<b>Bedroom two</b>	15'6 x 10'2
<b>En-suite bathroom</b>	7' x 6'1
<b>Bedroom three</b>	14'8 x 8'9
<b>House bathroom</b>	8' x 6'1

**KEY FACTS**

Granite detached family home  
 Modern construction  
 Luxury fitted kitchen/dining room  
 Three double bedrooms  
 Manicured gardens  
 Three private parking spaces plus visitor parking  
 Circa 1,750 sq ft  
 Available January 2025  
 Entitled/Licensed

**SERVICES**

Mains drains and water

**HEATING**

Oil fired central heating

**APPLIANCES**

Neff integrated double oven  
 Neff integrated microwave  
 Neff integrated under cabinet fridge  
 Freestanding American fridge/freezer  
 Neff integrated dishwasher

**INCLUSIONS**

To include all appliances, white goods and items listed in the inventory/condition report

**SCHOOL CATCHMENT**

Les Landes  
 Les Quennevais

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.

**£3,300**



**LIVINGROOM**  
 The Channel Island Estate Agent