

5 LA FORGE

SOLE AGENT



3

BEDROOMS

3

BATHROOMS

1,750

SQ FT

£3,000 ST. OUEN

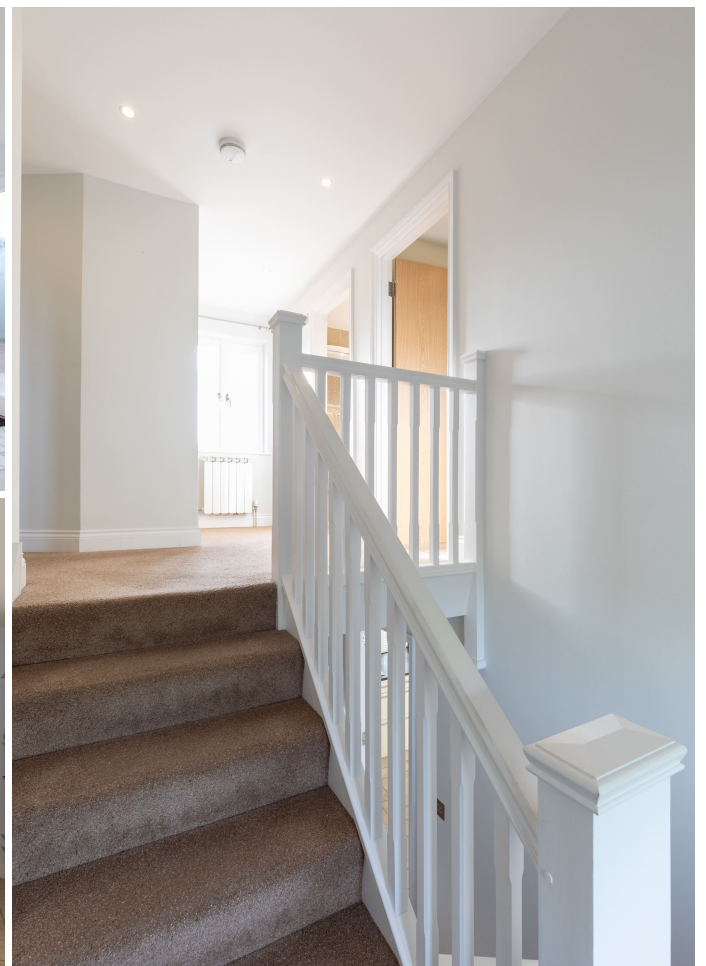
QUALIFIED/LICENSED. This immaculate granite family home is located in a rural position overlooking fields in the parish of St. Ouen, within easy reach of the local cafe/restaurant and primary school with the village amenities a short drive away. The spacious accommodation comprises; luxury kitchen/dining 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.



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GROUND FLOOR

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

FIRST FLOOR

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

£3,000



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