

LA SABLONNERIE



3

BEDROOMS

2

BATHROOMS

£2,750 TRINITY

ENTITLED/LICENSED. Livingroom is delighted to introduce this well-presented family home situated on a quiet country lane and within close proximity of the North Coast. The accommodation is versatile providing a good size entrance hall, fully fitted kitchen, sitting room with a wood burning stove, three/four bedrooms (two bedrooms on the first floor with some flexibility of two further bedrooms or a dining room/study on the ground floor and two bathrooms. Externally, there are lawned front and rear gardens with hedge/tree borders, single garage and driveway parking. Available from late May.



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GROUND FLOOR

Entrance hall	14'5 x 14'3
Sitting/dining room	20'9 x 12'5
Kitchen	10'6 x 10'4
Bathroom	6'4 x 5'7
Study/snug/bedroom four	11'6 x 9'7
Bedroom three/reception two	11'7 x 10'8

FIRST FLOOR

Bedroom one	12'6 x 11'5
Bedroom two	12'6 x 11'2
Shower room	6'1 x 3'2

KEY FACTS

Lovely rural location
Close proximity of the North coast and country walks
Versatile accommodation
Sitting room with wood burning stove
Lawned front and rear gardens
Single garage and driveway parking
Pets considered
Available late May
Entitled/licensed

HEATING

Electric heating

SERVICES

Mains water and drainage

APPLIANCES

Neff double oven
Hob and extractor
Neff fridge/freezer
Neff dishwasher
Bosch washing machine
Bosch dryer

INCLUSIONS

To include all items listed in the inventory/condition report.

SCHOOL CATCHMENT

Trinity
Grainville

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.

£2,750



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