

LES FRENES, LA VEQUESSE

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

2,509

SQ FT

£995,000 LOCAL MARKET, ST. MARTIN

Situated in the heart of St Martins Village, this superb family home offers over 2500 sq ft of immaculate accommodation. Located in a peaceful lane with field views to the rear, Les Frenes has been beautifully decorated with the ground floor including a spacious kitchen open to the dining room, and sun room overlooking the garden, an elegant sitting room with working fire and en-suite double bedroom. There is internal access from the kitchen to a utility room and double garage (lapsed passed plans for this to be converted to a dower unit), as well as a boot room and cloakroom. Four bedrooms and family bathroom are on the first floor, the primary bedroom with en-suite shower room and stairs to an office space/dressing room. Externally, there is parking for up to five cars to the rear, whilst the garden is laid to lawn and provides total privacy with a gate providing access from the lane. Viewing is highly recommended to appreciate all that this property has to offer.



LIVINGROOM

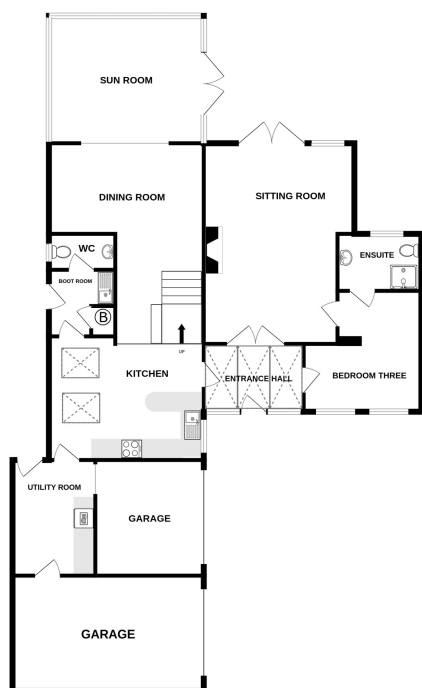
The Channel Island Estate Agent



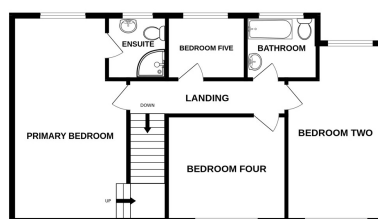




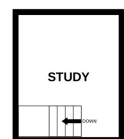
GROUND FLOOR
3502 sq.ft. (323.9 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.7 sq.m.) approx.



2ND FLOOR
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 2509 sq.ft. (233.1 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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FIRST FLOOR

Entrance Hall	6'9 x 10'0
Sitting Room	20'0 x 15'0
Bedroom Three	12'0 x 11'9
En-suite	5'8 x 8'4
Kitchen	12'4 x 15'5
Utility Room	6'8 x 6'8
WC	3'7 x 6'8
Dining Room	20'0 x 15'2
Sun Room	12'8 x 15'5
Utility Room	11'6 x 8'3

GARAGE

GARAGE

FIRST FLOOR

Landing	3'7 x 15'9
Primary Bedroom	20'6 x 11'7
En-suite	6'4 x 6'0
Study	6'4 x 7'10
Bathroom	6'4 x 7'2
Bedroom Four	10'6 x 11'11
Bedroom Two	17'9 x 9'9

STUDY

KEY FACTS

Spacious family home offering five bedrooms and three bathrooms
Situated within the heart of St Martins Village
Immaculately decorated with three reception rooms
Private and enclosed garden, double garage and parking for multiple cars

SERVICES

Mains water and electricity

DRAINAGE

Mains drainage

HEATING

Oil fired central heating

APPLIANCES

Neff double oven
2 x Beko ovens
Neff hob with extractor over
AEG dishwasher
Beko fridge/freezer
Hoover washer/dryer
Hotpoint washer/dryer

INCLUSIONS

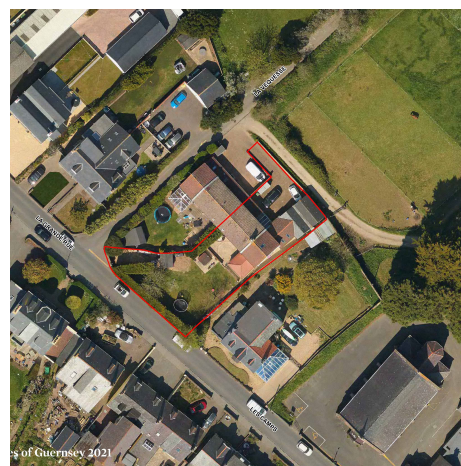
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

St Martin's Primary School
Les Beaucamps High School

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.

£995,000



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