

"Levantar"

Clos Raymond Le Terrier,
Pont Vaillant Lane
Vale

£555,000

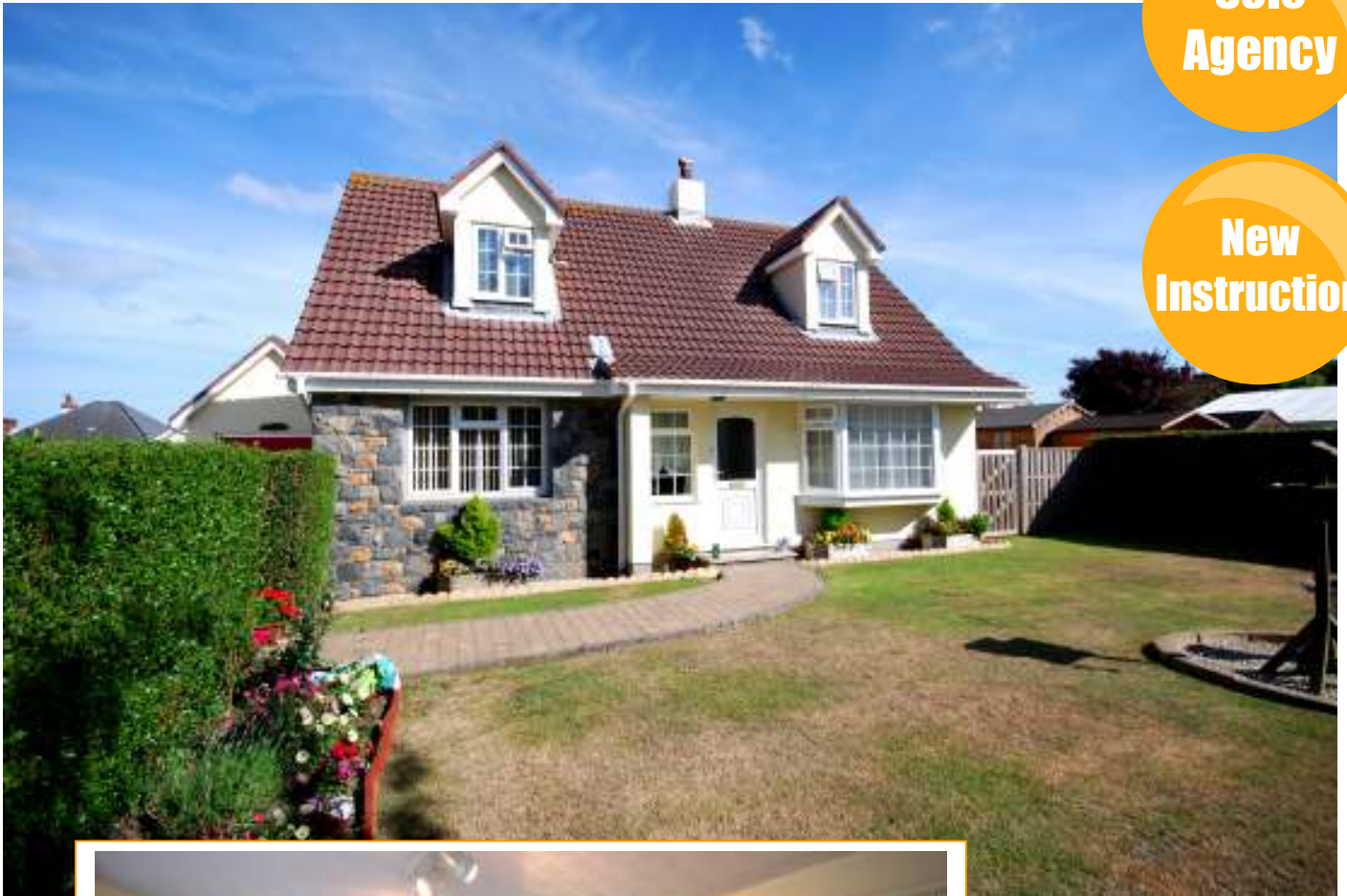
TRP 182

Ref: 1370

- A beautifully presented 3/4 bedroom detached house ideally situated on a quiet Clos.
- Spacious & light throughout with well proportioned rooms
- Large lounge, well appointed kitchen, formal dining room/fourth bedroom and sunny conservatory.
- A well sized private garden to front, enclosed patio to rear, garage & ample parking.
- An extensive family home in a quiet location..
- Perry's guide - Page 9 F5

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Chateaux estate agency

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This beautifully presented family home offers spacious and light accommodation with truly well proportioned rooms throughout. Situated on a quiet close the property has been well maintained and tastefully decorated providing a truly impressive family home. The extensive accommodation consists of a well-fitted kitchen with separate utility, a large living room with feature fireplace, sunny conservatory and formal dining room, which could be utilised as a fourth bedroom if desired. The three bedrooms situated on the first floor are all double in size with the master suite benefitting from en-suite facility. A large, private garden to the front, enclosed patio to the rear, garage and ample parking to the side, complete the property. Altogether this stunning house has much to offer any family looking for a conveniently located modern home.

ENTRANCE HALL:

Half glazed uPVC door to front. Stairs to first floor with large cupboard under. Window to front. Doors to lounge, kitchen, shower room and dining room.

LOUNGE: 7.25m x 3.56m (23'10 x 11'8)

This spacious room is supplied with ample light via two large windows to side and bay window to front. Attractive fireplace with stone surround and side mantle, with electric fire currently fitted. 2 Radiators. Double door into conservatory



CONSERVATORY: 5m max x 3.65m (16'4 x 12')

Glazed to three side and tinted ceiling with pull down blinds for privacy and automatically controlled ventilation windows with rain sensor. Double door and single door to either side. Tiled floor. Two radiators.



KITCHEN: 3.66m x 2.97m (12' x 9'9)

Fitted with a wide range of cream wall and base units with grey work tops incorporating a breakfast bar, one and a half bowl plastic sink with drainer unit and tiled splash backs. Appliances are to include AEG double oven with four ring hob and extractor fan over, Hotpoint fridge and Hotpoint dish washer. Tiled flooring. Large window to rear. Radiator. Door to utility room.

UTILITY ROOM: 2.17m x 1.79m (7'2 x 5'10)

Fitted with cream wall and base units with grey work tops incorporating a plastic sink and drainer unit and tiled splash backs. Appliance include a Hotpoint washing machine, tumble dryer and LG freezer. Tiled flooring. Window to side and door to rear patio.



**DINING ROOM/ FOURTH BEDROOM:
3.49m x 3.18m (11'5 x 10'5)**

Spacious dining room are fourth double bedroom. Large window to front. Radiator.

**SHOWER ROOM: 1.9m x 1.77m
(6'2 x 5'10)**

Fitted with a three-piece suite comprising shower cubicle, wash hand basin and low level w.c. Tiled walls. Window to side.

FIRST FLOOR LANDING:

Access to loft storage space and large airing cupboard. Door to all bedrooms.

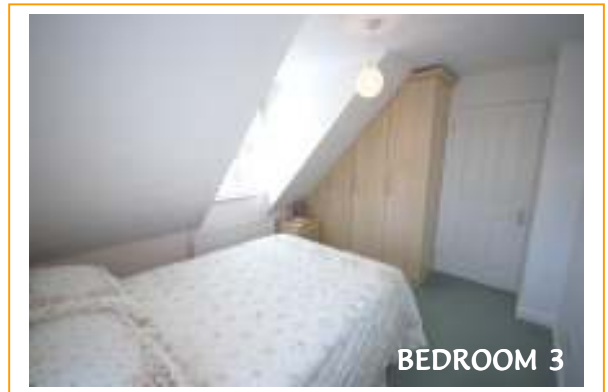
BEDROOM 1: 3.5m x 4.32m into dormer/eaves (11'5 x 14'2)

Double bedroom with a wide range of fitted bedroom furniture in beech including a run of 4 wardrobes, a run of 3 low level wardrobes, drawers and bedside units. Window to rear and dormer window to side. Radiator. Door to en-suite.



EN-SUITE: 2.76m x 1.7m (9'1 x 5'6)

Fitted with a white three piece suite comprising a bath with shower over, wash hand basin set into vanity unit with mirror above and cupboard around and below. Tiled walls. Window to rear.



BEDROOM 2: 3.57m x 2.98m into dormer/ eaves (11'8 x 9'9)

Double bedroom with building double wardrobe. Windows to side and rear. Radiator.

BEDROOM 3: 3.57m x 2.95m into dormer/eaves (11'8 x 9'8)

Double bedroom with fitted wardrobes and drawer in beech. Window to side and dormer window to front.

EXTERIOR: The property is approached over a large brick driveway providing parking for up to six cars which leads to a totally detached **GARAGE: 6.1m x 2.75m (20' x 9')** with electric up and over garage door to front and a side door. Situated behind the garage, and hidden with hedging and walls is a useful bin store.

To the front of the house, a brick path leads to the front door with a large garden, mainly laid to lawn and presented with attractive flower planters surrounding the house. This peaceful garden, which runs adjacent to the driveway, is made private with hedging to all sides.

To the right hand side of the property is a gravelled, fenced in area, which is where the boiler house and oil tank are situated. This leads around to the rear of the property where a quiet patio area can be found. This area is totally enclosed by hedging and walls and provides an attractive seating area and domestic garden shed.



SERVICES Mains water, electricity and drainage. Oil fired central heating.

VIEWING Strictly by appointment through the vendors' sole agents -
[Chateaux Estate Agency Limited](#)

POSSESSION By Arrangement

PRICE INCLUDES Carpets, curtains, light fittings and listed appliances.

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FLOOR PLANS & DIGI MAP



While every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility to submit for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should not be used as such for any construction purposes. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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