

# Latchford

Route Des Landes - Vale - GY3 5JJ

Price £895,000



REF: 1358

TRP: 245



- Detached granite fronted 4/5 bedroom chalet bungalow.
- Situated a short walk from L'Ancrese common and surrounding beaches.
- Kitchen/diner/utility, separate dining room, lounge, study, conservatory & cloakroom.
- 3 double bedrooms, one en-suite, study/bed 4, dressing room/bed 5 & bathroom.
- Decorative rear garden with ample parking for 10 cars and garage.
- Perry's Guide - Page 7 E4





































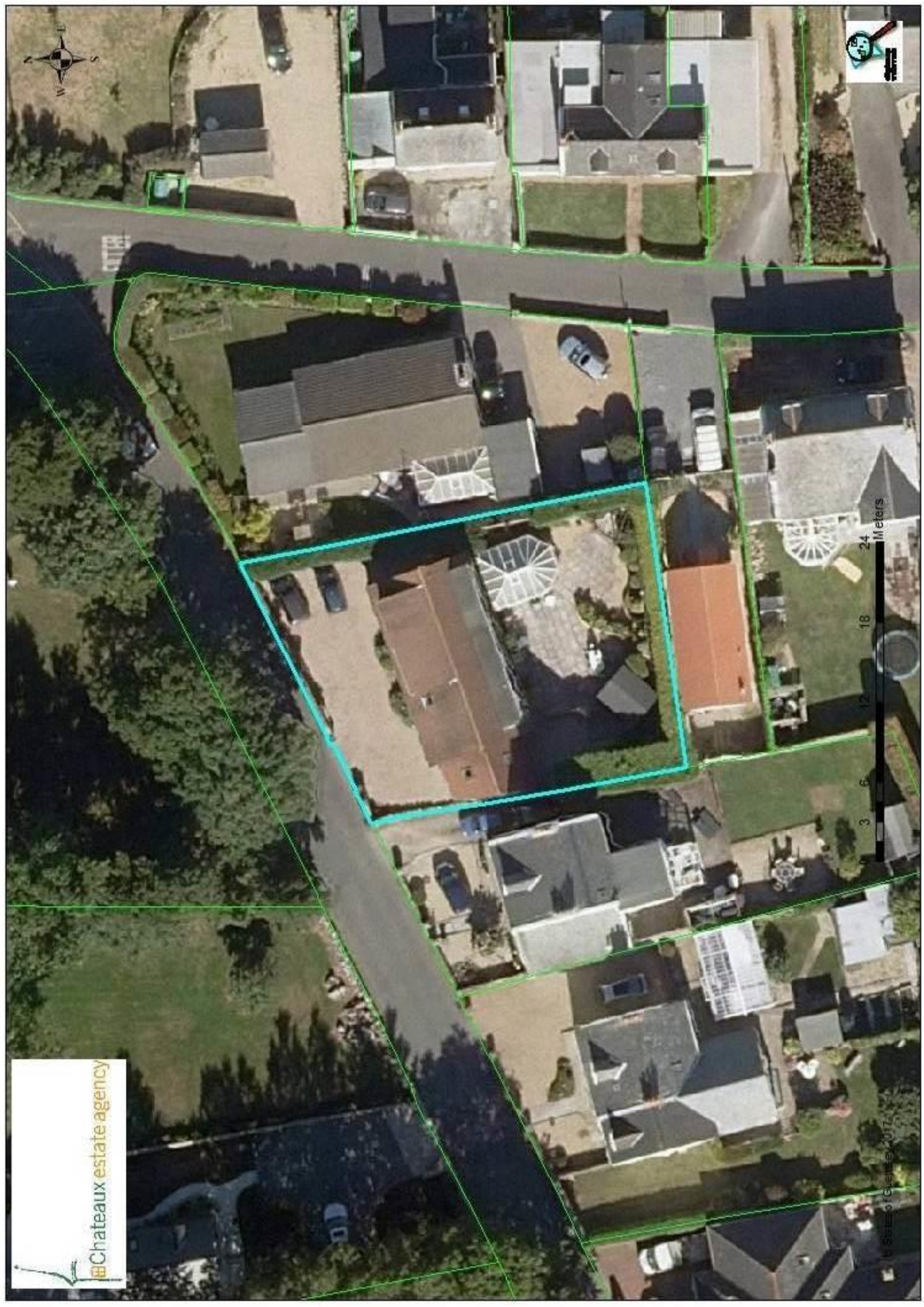








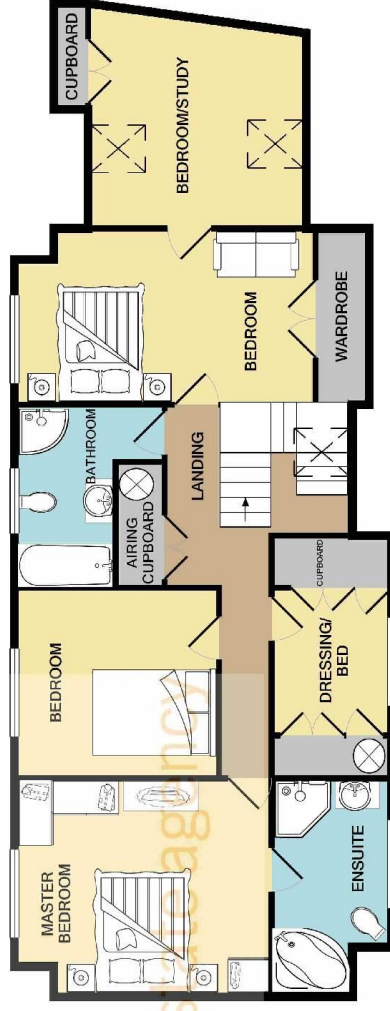








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The above information has been obtained from the best available sources and no guarantee is given as to their operability or efficiency can be given.

Made with Metropix (02019)



### **ENTRANCE PORCH**

1/2 glazed uPVC door to front with matching glazed side panels. Door to cloakroom.

### **CLOAKROOM 2.13m (7'0") x 0.95m (3'1")**

Fitted with a 2 piece suite in white comprising of wash hand basin and w.c. Window to front and radiator.

### **ENTRANCE HALL**

Doors off to study, lounge and kitchen/diner. Stairs to 1st floor with storage cupboard under. Radiator.

### **STUDY 2.25m (7'5") x 1.95m (6'5")**

With shelving and 2 windows to front. Radiator.

### **LOUNGE 7.28m (23'11") x 3.65m (12'0")**

Good size reception room with built in granite bar and fireplace with tv wing. Large windows to front and side. 2 radiators. Sliding patio doors to conservatory,

### **CONSERVATORY 5.9m (19'4") Max x 4.19m (13'9")**

Large room with dwarf walls and glazing all around, patio doors to rear garden. 3 radiators. Fitted blinds to all glazing.

### **KITCHEN/DINER/UTILITY 6.25m (20'6") x 3.75m (12'4")**

Well proportioned room with ample space for cooking and dining in. The kitchen boasts an extensive range of fitted wall and base units with laminate worktops over incorporating a one and a half bowl sink and drainer unit, integrated tv and stainless steel splashbacks. Appliances include Kuppersbusch ceramic hob with Falmee pop up extractor hood, Kuppersbusch oven and combi oven, Kuppersbusch fridge/freezer, Miele dishwasher, Miele washing machine and tumble dryer. The dining and utility areas include units which match the kitchen. Large cupboard housing oil fired boiler. uPVC half glazed door and 3 large windows to rear. Tiled floor. Under floor heating and radiator. Door to dining room.

### **DINING ROOM 5.78m (19'0") x 2.93m (9'7")**

Separate dining room for larger gatherings with large window to front and storage/electrics cupboard. Radiator.

### **STAIRS TO FIRST FLOOR LANDING**

Stairs to first floor with Velux window above and doors off to all rooms and large airing cupboard. Radiator.

### **DRESSING ROOM/BEDROOM 5 2.4m (7'10") x 2.03m (6'8")**

With built in robes to either side. (1 housing hot water cylinder) Large window to front and radiator.

### **MASTER BEDROOM 4.4m (14'5") x 3.65m (12'0")**

Generous double bedroom with fitted robes, over bed storage, window seat, drawers and bed side units. Large window to front. Radiator. Door to ensuite.

### **ENSUITE BATHROOM 3.54m (11'7") x 2.03m (6'8")**

Fitted with a 4 piece suite in white comprising spa bath with hand held shower attachment, corner shower unit, wash hand basin set on vanity unit and concealed cistern w.c. All with matching marble shelves/surrounds. Window to front. Radiator and heated towel rail. Under floor heating.

### **BEDROOM 3 3.45m (11'4") x 3.05m (10'0")**

Good size double bedroom with window to rear. Radiator.

### **FAMILY BATHROOM 2.95m (9'8") x 2.5m (8'2") Max**

Fitted with a 4 piece suite in white comprising bath with hand held shower attachment over, corner shower, wash hand basin set on vanity unit and w.c. all with matching marble shelves/surrounds. Window to front. Heated towel rail and under floor heating.

### **BEDROOM 2 5.06m (16'7") x 4.45m (14'7")**

Good size double with large built in robe. Window to rear. Radiator. Door to dressing room/bedroom 4.

### **DRESSING ROOM/BEDROOM 4 3.65m (12'0") Into Eaves x 3.6m (11'10") Approx**

Flexible space with eaves storage and Velux windows to front and rear. Radiator.

### **GARAGE 5.76m (18'11") x 3.6m (11'10") Approx**

Up and over electric garage doors to front and rear providing access to the rear garden.

### **EXTERIOR FRONT**

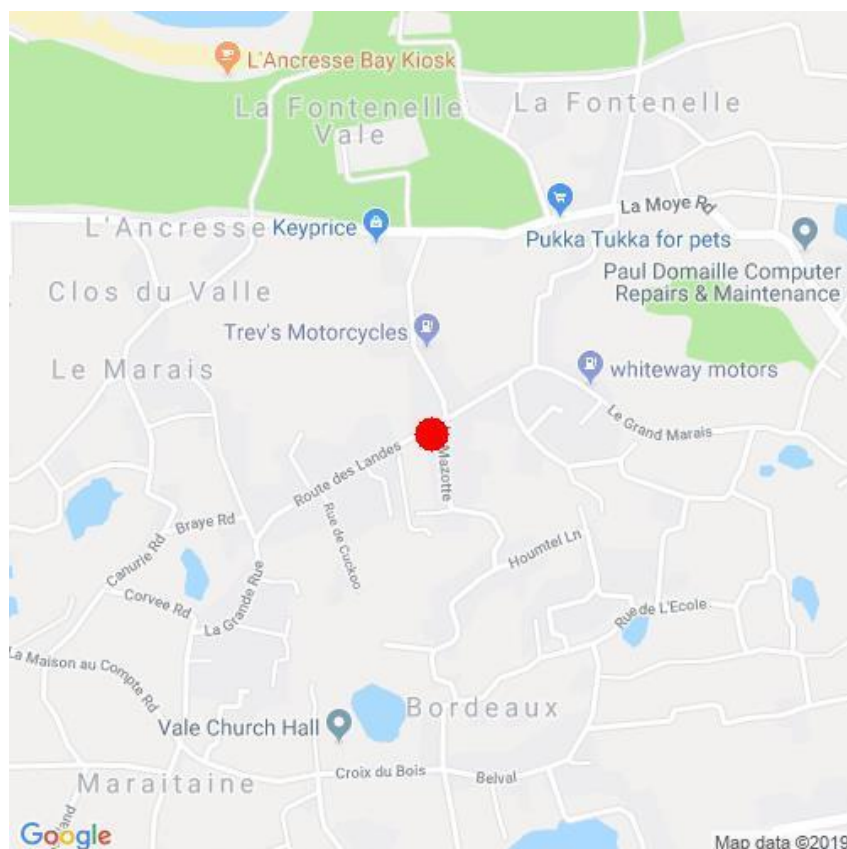
Granite roadside wall with granite pillars forming vehicle entrance gate. Brick paved drive providing parking for multiple cars. Planter to either side of front doors.

### **REAR**

Easy to maintain South facing garden set out in patio hard landscaping together with gravelled area and raised planters. Totally enclosed with a combination of walls hedging and fencing to provide a totally private secure space. Timber summer house. Additional area fenced off providing clothes drying area and oil tank. Access provided by electric up and over garage doors to both front and rear of garage.



This stylish detached chalet bungalow is immaculately presented and conveniently located in a quiet lane within walking distance of L'Ancrese common and the surrounding beaches. The property has been well maintained by the current owners with recent updates including under floor heating and a contemporary kitchen. The accommodation comprises of three double bedrooms, one en-suite bathroom, study/4th bedroom, dressing room/5th bedroom, fully fitted family bathroom, spacious lounge, conservatory, well equipped kitchen/diner/utility and downstairs cloakroom and study. Externally the property benefits from a fully enclosed low maintenance, south facing rear garden with attractive raised planters and patio area, whilst the front of the property provides ample parking for up to 10 cars and garage which provides access to the rear garden via the electric up and over doors. Ideally situated, this charming and spacious chalet bungalow will appeal to a wide range of purchasers.



**SERVICES:** Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Kuppersbusch ceramic hob with Falmee pop up extractor hood, Kuppersbusch oven and combi oven, Kuppersbusch fridge/freezer, Miele dishwasher, Miele washing machine and tumble dryer.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX  
T: 01481 244544 - E: [info@chateaux.gg](mailto:info@chateaux.gg)  
W: <https://www.chateaux.gg>

