

# Aubretia

Barras Lane - Vale - GY6 8EN

Price £810,000



REF: 1463

TRP: 172



- Detached 4 bedroom chalet bungalow.
- Situated on a small clos close to West Coast beaches.
- Kitchen/diner, lounge, multi purpose room, cloakroom & utility.
- 2 double bedrooms, 2 single bedrooms & family bathroom.
- Parking for 3 cars, front & rear gardens.
- Perry's Guide - Page 9 E2.





























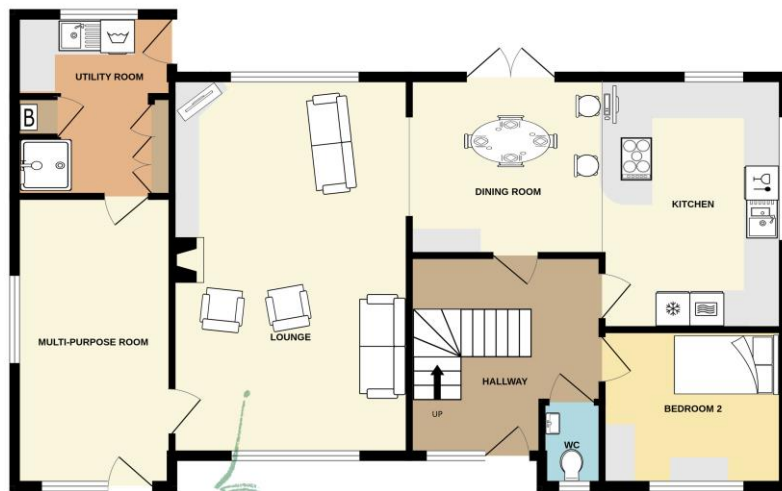




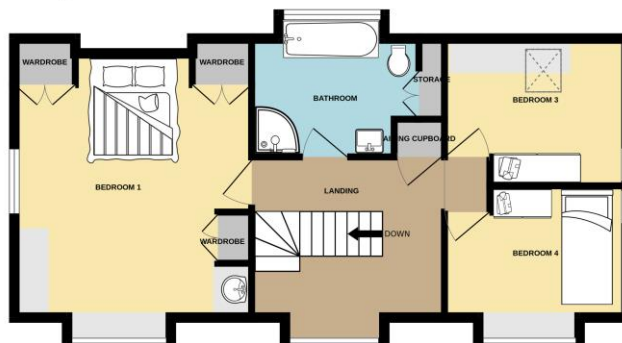




GROUND FLOOR



1ST FLOOR





**ENTRANCE HALL 3.29m (10'10") x 3.28m (10'9")**

Large entrance room with uPVC part glazed door to front and glazed side panel. Staircase to first floor with cupboard under and built in cupboard to side. Doors to cloakroom, bedroom 4, kitchen and diner. Radiator.

**CLOAKROOM 1.4m (4'7") x 1m (3'3")**

Fitted with a 2 piece suite comprising of wall hung wash hand basin and w.c. Window to front. Part tiled walls.

**BEDROOM 2 3.1m (10'2") x 2.66m (8'9")**

Double bedroom. Window to front with built in wooden shutters. Wall radiator.

**KITCHEN/DINER 6.5m (21'4") x 4.35m (14'3") Max**

The kitchen area is fitted with wall and base units in Heritage Blue and cream with wood effect laminate worktops over incorporating matching up stands, cills, breakfast bar, glass splashbacks plus a one and a half bowl stainless steel sink and drainer unit. All the appliances are built in and AEG which include eye level single oven, microwave, large induction hob, down draught extractor fan, dishwasher and fridge/freezer. Windows to side and rear. The dining area is a great size with double doors leading out into the rear garden. Built in base and wall unit and opening through to lounge. 2 wall radiators.

**LOUNGE 6.5m (21'4") x 4.07m (13'4")**

Large living room with full height windows to front and rear. Feature electric fireplace with cupboard to one side and low level cupboards and TV wing to other. 2 radiators. Opening through to kitchen/diner.

**MULTI PURPOSE ROOM 4.97m (16'4") x 2.71m (8'11")**

Glazed uPVC door and window to front and window to side. Cupboards housing electric fuse boards. Radiator and doors to utility and lounge.

**UTILITY 3.12m (10'3") x 2.72m (8'11")**

Fitted with a range of wall and base units with contrasting worktops over incorporating a stainless steel single bowl sink and drainer unit and tiled splashbacks. Cupboard housing Comet electric boiler. Appliances include Statesman under counter fridge and Bosch washing machine. Window to rear and part glazed u PVC door to side. Separate shower cubicle. Envirovent extractor fan and heated towel rail.

**FIRST FLOOR LANDING 3.28m (10'9") x 2.8m (9'2")**

Dormer window with built in wooden shutters and cupboard under and to side. Doors to all rooms and airing cupboard housing hot water cylinder. Hatch to loft with pull down ladder which is laid to loose boards. Radiator.

**BEDROOM 1 4.1m (13'5") x 3.9m (12'10") Into Eaves**

Great size bedroom with an extensive range of fitted bedroom furniture comprising of robes, drawers, vanity table, cupboards and over bed storage. Sink set in unit with mirror over. 2 radiators. Dormer window to front and window to side with built in shutters.

**BATHROOM 2.92m (9'7") x 2.43m (8'0") Max**

4 piece suite in white comprising bath, concealed cistern w.c., wash hand basin set in vanity unit with illuminated mirror over and corner shower cubicle. Obscure dormer window to rear. Heated towel rail. Tiled walls and built in storage cupboards. Under floor heating.

**BEDROOM 3 3.11m (10'2") x 2.52m (8'3") Into Eaves**

Single bedroom with window to side and Velux to rear. Fitted robes, drawers and desk. Radiator.

**BEDROOM 4 3.11m (10'2") x 2.24m (7'4") Into Eaves**

Single bedroom with dormer window to front with fitted wooden shutters and window to side. Fitted robes and drawers. Radiator.

**EXTERNAL  
FRONT/SIDES**

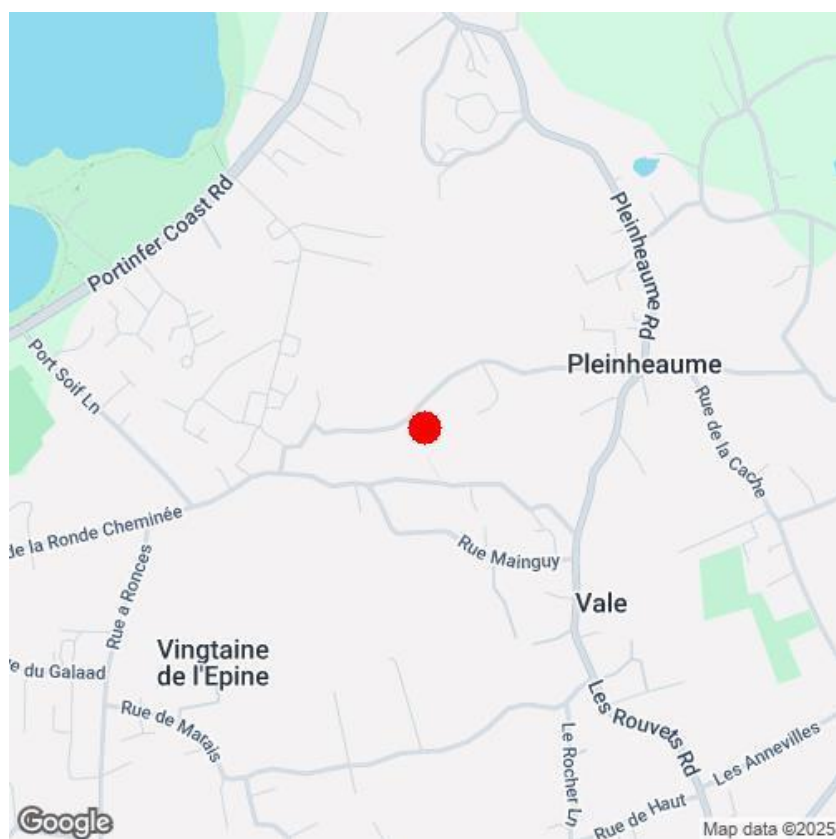
Brick paved driveway providing parking for 2/3 cars and patio area which is perfect for sitting outside and enjoying the sunshine. Brick paving to one side of the house and patio to the other side.

**REAR**

Beautiful low maintenance sunny garden with paving slab paths to various areas including, lawn, decking and gravel together with two timber sheds (one with electric and Montpellier tumble dryer) and area for recycling. Paths either side of the house leading to front.



Chateaux Estate Agency is delighted to offer for sale this detached 4 bedroom chalet bungalow which is positioned on a small private clos of similar properties. Situated on Barras Lane, `Aubretia` is only minutes away from West coast beaches and common. The property has been lovingly renovated and redecorated throughout the last 5 years and is presented in immaculate condition. The notably light accommodation comprises of fully fitted kitchen/diner with double doors out to the rear garden and opening through to sizable lounge, multi purpose room, utility room with separate shower cubicle, double bedroom and cloakroom to the ground floor. 2 single bedrooms with fitted furniture, large double bedroom with an extensive range of fitted furniture and family bathroom to the first floor. Externally the property boasts an attractive, fully enclosed garden to rear with multiple sheds and a mixture of decking, lawn and gravel areas. To the front there is a brick paved driveway providing parking for 3 cars and patio area which is perfect for sitting out and enjoying the sunshine. With so much to offer this property is in true move in condition and presents the perfect family home which is highly recommended by Chateaux. To view call us on 244544.



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

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

**LISTED APPLIANCES:** AEG eye level single oven, microwave, large induction hob, down draught extractor fan, dishwasher and fridge/freezer. Statesman under counter fridge, Bosch washing machine and Montpellier 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>

