

Western Shadows

Les Landes Clos - Landes Du Marche - Vale

Price £605,000



REF: 1661

TRP: 141



- A semi detached 3 bedroom house.
- Situated in the popular Les Landes Clos.
- Comprises, lounge/diner, kitchen and cloakroom on the ground floor.

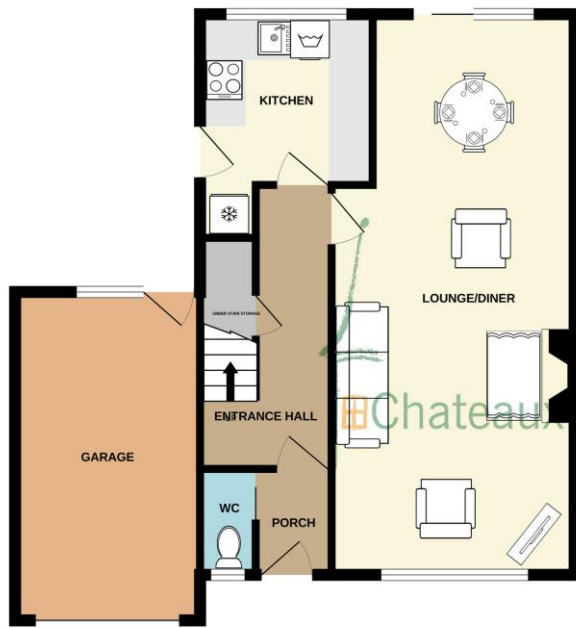
- 3 bedrooms and family bathroom on the first floor.
- Front & rear gardens, parking for 1 car plus a garage.
- Perry's Guide - Page 9 E4



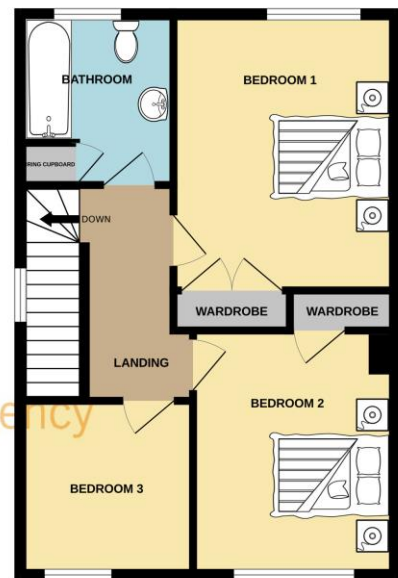




GROUND FLOOR



1ST FLOOR



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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Chateaux Estates are pleased to offer to the market "Western Shadows" a semi detached 3 bedroom house. The property is situated in Les Landes Clos, a great central location on the island not too far from shops, schools etc, as well as being close to Saumarez park. The property comprises a lounge/diner, kitchen and cloakroom on the ground floor with 3 bedrooms & family bathroom on the first. Outside you have parking for 1 car on a tarmac driveway (scope to create more parking if needed), front and rear gardens and a single garage. To view please call 244544 today.

ENTRANCE PORCH

Glazed door to front. Doors to entrance hall and cloakroom. Tiled floor.

CLOAKROOM

Fitted with a w.c. Window to front. Fully tiled.

ENTRANCE HALL

Stairs to first floor with cupboard under housing electrics and storage space.

Doors to kitchen and lounge/diner. Dimplex storage heater.

LOUNGE/DINER 8.4m (27'7") Max x 3.65m (12'0") Max

Great size room with ample space to relax and dine in. Large window to front and sliding double doors to rear. Feature fireplace and radiator.

KITCHEN 2.7m (8'10") x 2.4m (7'10")

Fitted wooden wall and base units with worktops over incorporating a stainless steel single bowl sink and drainer unit and tiled splashbacks. Appliances are all free standing and include Zanussi fridge/freezer, Zanussi double oven and 4 ring hob with AEG pull out extractor fan over and Indesit washing machine.

Barn style door to side and window to rear.

FIRST FLOOR LANDING

Window to side. Doors to all rooms. Hatch to partly floored loft with scope to

floor further and pull down ladder. Dimplex night storage heater.

FAMILY BATHROOM 2.47m (8'1") Max x 2.44m (8'0") Max

Fitted with a 3 piece suite comprising bath with shower attachment over, w.c and wash hand basin with mirror over. Window to rear. Part tiled walls. Airing cupboard housing hot water cylinder.

BEDROOM 1 3.97m (13'0") x 3.32m (10'11")

Double bedroom with window to rear. Fitted wardrobe.

BEDROOM 2 3.65m (12'0") x 3.05m (10'0")

Double bedroom with window to front. Fitted wardrobe.

BEDROOM 3 2.76m (9'1") x 2.61m (8'7")

Single bedroom with window to front.

GARAGE 4.92m (16'2") x 2.78m (9'1")

Single garage with up and over door to front. Timber door & window to rear.

EXTERIOR
FRONT

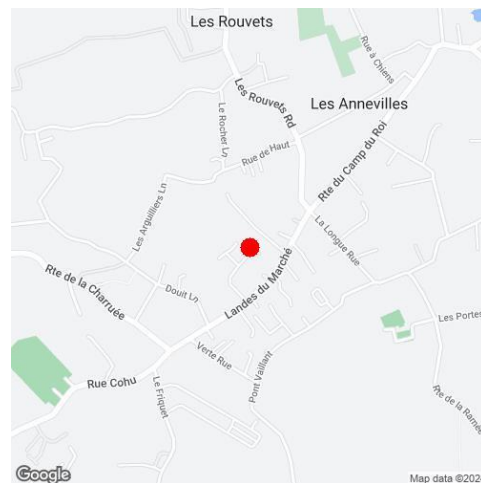
Parking for 1 car on a tarmac driveway. Lawn garden with mature shrubs and plants to either side. Path to side.

SIDE

Gate to side providing access path rear garden. Patio area behind garage.

REAR

Beautiful rear garden mainly laid to lawn with well established trees, plants and shrubs.



SERVICES: Electricity, Water, Mains Drainage.

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

LISTED APPLIANCES: Zanussi fridge/freezer, Zanussi double oven and 4 ring hob with AEG pull out extractor fan over and Indesit washing machine.

WHAT3WORDS: [mewing.fasts.stockpile](#)

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.