

# Rosebery

Rue Des Varendes - Castel - GY5 7RF

Price £815,000



4



2



5

REF: 1750

TRP: 192



- Detached 4 bedroom chalet bungalow on a large plot.
- Ideally located close to shops, schools, Saumarez Park & the East and West Coasts.
- Comprises, lounge, kitchen/dining room, bathroom, shower room and 4 double bedrooms.
- Detached single garage, parking for up to 5 cars.
- Large garden & lovely patio to rear.
- Perry's Guide - Page 16 A3





































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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**ENTRANCE PORCH 2.54m (8'4") x 1.3m (4'3")**

Part glazed uPVC entrance door with windows to side. Door to Lounge.

**LOUNGE 6.8m (22'4") x 3.63m (11'11")**

Part glazed wooden door & window to side. Window to front. Parquet flooring. openings to kitchen & dining room areas. Stairs to first floor landing.

**KITCHEN/DINING ROOM 5.73m (18'10") x 3.22m (10'7")**

Fitted wall & base units in wood effect with contrasting worktops over. Appliances include Bosch American style fridge/freezer, Rangemaster double oven, Beko dishwasher, Bosch washing machine, Creda ceramic hob with extractor fan over. Windows to front and side. Door to hall. Space for dining table.

**HALL**

Doors to both bedrooms, bathroom & outside.

**BATHROOM 2.19m (7'2") x 1.67m (5'6")**

3 piece suite comprising bath with shower over, wash hand basin & WC. Part tiled walls with window to side.

**BEDROOM 4 3.8m (12'6") Max x 2.77m (9'1")**

Double bedroom with window to rear.

**BEDROOM 2 4.74m (15'7") x 3.61m (11'10") Max**

Large double bedroom with fitted wardrobe and window to rear.

**STAIRS TO FIRST FLOOR LANDING**

Doors to both first floor bedrooms, shower room & cylinder cupboard. Window to side.

**BEDROOM 1 4.6m (15'1") x 3.65m (12'0")**

Large double bedroom with window to rear. Fitted wardrobes. Wash hand basin. Eaves storage to both sides.

**SHOWER ROOM 1.96m (6'5") x 1.73m (5'8")**

Fully tiled wall & flooring with 3 piece suite comprising corner shower cubicle, wash hand basin & WC. Heated towel rail & illuminated mirror.

**BEDROOM 3 3.65m (12'0") x 3.65m (12'0")**

Double bedroom with window to front. Eaves storage to both sides.

**GARAGE 6.15m (20'2") x 2.73m (8'11")**

Detached single block built garage with up & over door to front, door to side and window to rear. Tumble dryer.

**EXTERIOR**

**FRONT**

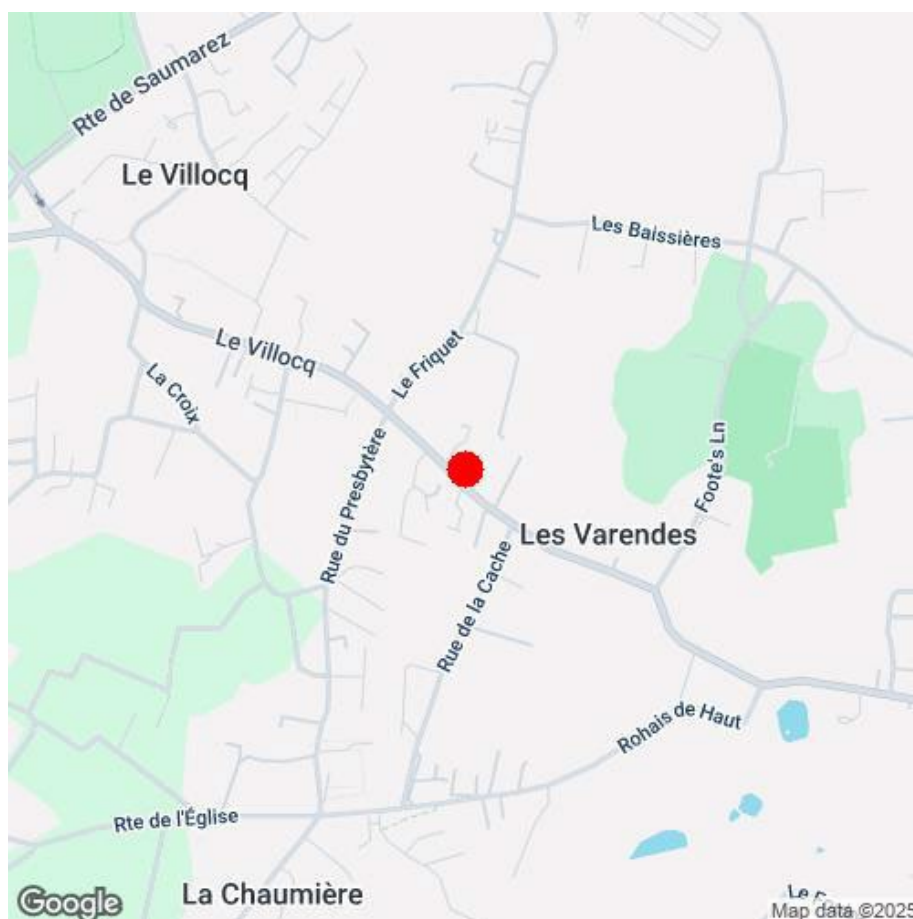
Good size driveway with parking for up to 5 cars, plus an area laid to lawn which could create further parking space should you need.

**REAR**

The large patio is one of the main features of this garden providing a lovely space for outdoor entertaining etc with gravel areas and large garden laid to lawn, bound by fencing & shrubbery.



Chateaux Estates are pleased to offer "Rosebery" a 4 double bedroom detached chalet bungalow situated on a large plot. Located along Rue Des Varendes, the property is ideally located close to shops, schools, Saumarez Park with easy access to East & West Coasts etc. Comprising lounge, kitchen/dining room, bathroom and 2 double bedrooms on the ground floor with 2 further bedrooms and shower room on the first floor. Outside you have a good size drive with parking for up to 5 cars & a detached single garage to side. To the rear you have a lovely patio, great for outdoor entertaining etc plus gravel areas and a large garden laid to lawn. Viewing is highly recommend to show what this property has to offer. Call a member of the Chateaux team on 244544 to make an appointment.



**SERVICES:** Electric: Mains Supply, Gas: None, Water: Mains Supply, Sewerage: Cesspit, Telephone: Unknown, Broadband: Unknown, Oil Fired Boiler.

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

**LISTED APPLIANCES:** Bosch American style fridge/freezer, Rangemaster double oven, Beko dishwasher, Bosch washing machine, Creda ceramic hob with extractor fan over. 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.