

# La Colare

Barras Lane - Vale - GY6 8EL

Price £650,000



REF: 1861

TRP: 121



- 3 Bedroom semi-detached house.
- Comprises lounge, kitchen/diner & conservatory on the ground floor.
- 2 double bedrooms, 1 single bedroom & family bathroom on the first floor.
- Great location with ample parking & fully enclosed garden.
- Further potential to extend subject to planning permissions.
- Perry's Guide - Page 9 E2.













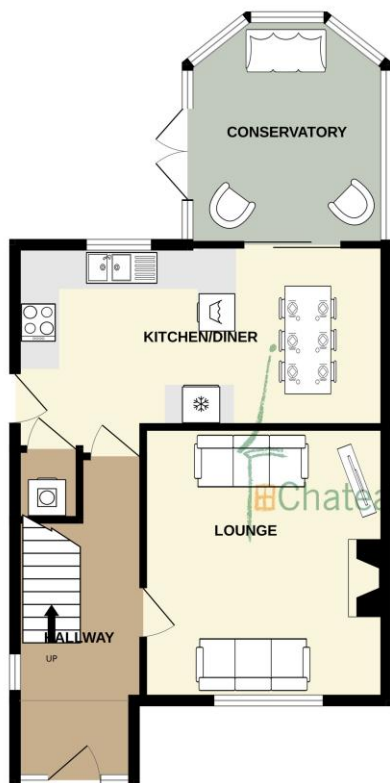




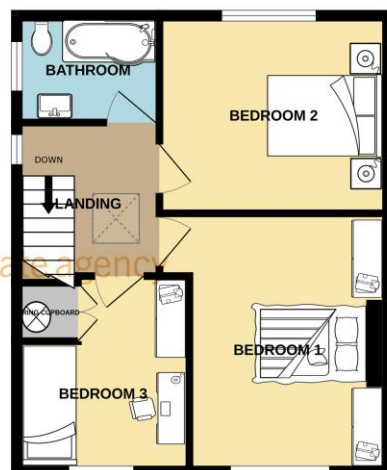








GROUND FLOOR



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. Made with Metropix ©2025

#### **ENTRANCE HALL 4.5m (14'9") x 2m (6'7")**

Hardwood door with glazed panels either side opening into entrance hall. Staircase to first floor with cupboard underneath. Window to gable. Area for coat hanging and shoe storage. Doors to kitchen and lounge. Hardwood flooring. Radiator.

#### **LOUNGE 4.3m (14'1") x 3.7m (12'2")**

Window to front. Electric log effect feature fireplace. Hardwood timber flooring. TV on extending bracket. Radiator.

#### **KITCHEN/DINER 5.8m (19'0") x 2.85m (9'4")**

Extensive range of floor and wall units. Hotpoint double oven with Neff extract hood over, stainless steel double bowl sink with single drainer & Bosch washing machine. Window to rear. Cupboard under the stairs housing tumble dryer, incoming electrics and general storage. Dining area with feature wall housing niches with lights and TV. Corner feature radiator. Sliding patio doors to Conservatory. Karndean flooring.

#### **CONSERVATORY 3.5m (11'6") x 3.1m (10'2")**

Low-level walls to 3 sides with windows, glass roof with blinds and double French doors leading out to rear garden. Wall mounted electric assisted radiator.

#### **FIRST FLOOR**

##### **LANDING 2.3m (7'7") x 2.2m (7'3")**

Spacious landing with doors to all first floor rooms, window to gable, radiator and hatch with pull down ladder to roof space. Large access providing good access to loft area with centre section floored providing a good amount of storage.

##### **BEDROOM 1 4m (13'1") x 3.1m (10'2")**

Including a range of fitted furniture with wardrobes either side of bed position and wall mounted TV. Large window to front with outlook over fields beyond. Radiator.

##### **BEDROOM 2 3.5m (11'6") x 3.25m (10'8")**

Double bedroom with window to rear. Wall mounted TV. Radiator.

##### **BEDROOM 3 3.05m (10'0") x 2.67m (8'9")**

Good size single bedroom with fitted wardrobe providing hanging and shelving. Space for desk or dressing table. Window to front. Radiator. Cupboard over stairs with pressurised housing hot water cylinder, together with space for airing shelves.

##### **BATHROOM 2.2m (7'3") x 1.65m (5'5")**

3-piece bathroom suite with wall mounted WC and concealed cistern, wall mounted vanity unit with large basin and double mirror fronted cabinet over. Shower bath with shower screen to side. Wall finished with panelling for easy cleaning and maintenance. Window to Gable.

#### **EXTERNAL**

##### **FRONT**

Approached from main road into Tarmac driveway providing parking for 5/6 cars. Front boundary granite loose stone wall with gravel area and bushes to front.

##### **SIDE**

Timber deck area adjacent to kitchen door. Oil storage tank. Double gates leading to rear garden.

##### **REAR**

Beautifully landscaped garden with Stonebond patio area (electric provision for hot tub or similar) leading to main garden with Astroturf, brick path, raised areas with established planting and steps up from brick path to large patio area with fencing and walls to 3 sides and large timber shed.

La Colare is a well presented 3-bedroom semi-detached house, situated in Barras Lane with a rural outlook over a nature reserve and relatively close to the West Coast. This property is in truly 'move in' condition, the accommodation comprises a lounge, kitchen/diner and conservatory on the ground floor with 2 doubles, 1 single bedroom, and fully fitted bathroom on the first floor. In addition, there is a large loft hatch with pull down ladder providing good access to the floored loft providing excellent storage. Externally the property benefits from ample parking to the front, a small timber decked area to the side leading to a fully enclosed garden which has been designed with easy maintenance in mind. In addition, there is a large timber garden shed. There is also the possibility to extend the property to provide further potential and if you are looking for a 3 bed property in a great location, in good condition with parking and gardens, contact Chateaux to arrange a viewing on 244544 or [info@chateaux.gg](mailto:info@chateaux.gg) you won't be disappointed.



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

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

**LISTED APPLIANCES:** Hotpoint oven with Neff extract hood over double bowl single drainer stainless steel sink. Bosch washing machine. 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.