

Papillon

Le Petit Marais - Vale - GY3 5DJ

Price £739,000



REF: 2024

TRP: 127



- A nice detached 3 bedroom bungalow.
- Situated in a quiet lane in the Vale just a short stroll to Bordeaux Harbour & Beaucette Marina.
- Comprises lounge, kitchen, dining room, conservatory, shower room & 3 bedrooms.
- A lovely outlook over the neighbouring field providing rural views.
- Southwest facing rear garden + parking 3-4 Cars.
- Perry's Guide - Page 7 G4











GROUND 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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ENTRANCE HALL

Accessed by a glazed wooden door with matching side panel, this 'T' shaped hall has doors off to all main rooms. Airing cupboard and hatch to loft.

LOUNGE 5.5m (18'1") x 3.63m (11'11")

Nice size reception room with large window to front overlooking front garden and window to side with outlook over adjoining field. Multi fuel stove. Radiator.

MASTER BEDROOM 3.96m (13'0") x 3.63m (11'11")

Good double bedroom with ample space for robes together with large window to front. Radiator.

BEDROOM 2 3.64m (11'11") x 2.56m (8'5")

Compact double with window to rear, wash hand basin and radiator.

BEDROOM 3 2.72m (8'11") x 2.42m (7'11")

Single bedroom with window to rear. Radiator.

SHOWER ROOM 2.39m (7'10") x 1.45m (4'9")

Fully tiled with a three piece suite comprising of shower, wash hand basin & WC. Window to rear, heated towel rail.

UTILITY CUPBOARD 1.8m (5'11") x 0.82m (2'8")

Hotpoint washing machine & tumble dryer with window to rear.

KITCHEN 3.64m (11'11") x 3.18m (10'5")

Recent kitchen with a range of wall and base units in a duck egg colour with contrasting worktops over. Appliances include Neff slimline dishwasher, fridge/freezer, ceramic hob, integrated eye level oven and microwave together with single sink and drainer. Window and opening through to dining room, door to conservatory.

DINING ROOM 3.1m (10'2") x 3.03m (9'11")

Lovely light room with windows to both sides and patio doors to rear garden.

CONSERVATORY 4.36m (14'4") x 1.83m (6'0")

Glazed on dwarf walls with doors to front and rear and looking over adjoining field.

EXTERNAL

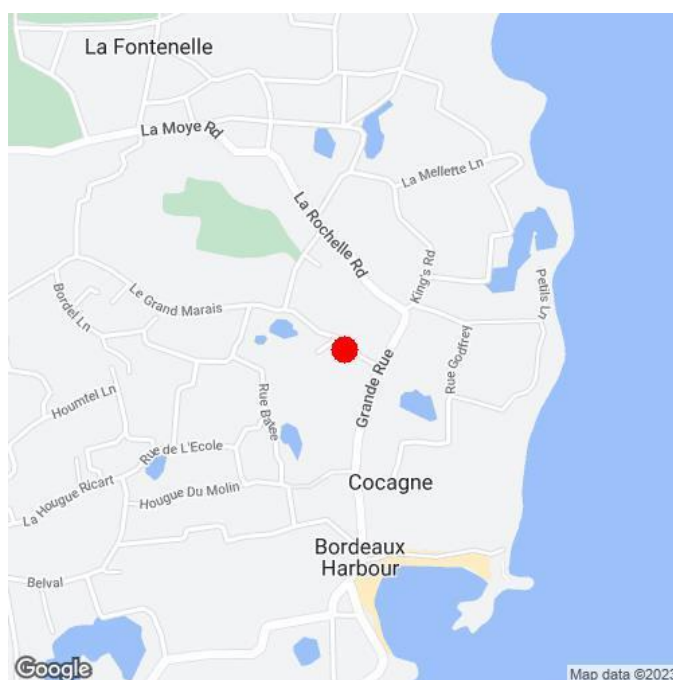
FRONT

Tarmac driveway providing parking for 3/4 vehicles. Formal front garden mainly laid to lawn together with mature planting.

REAR

Lovely southwest facing rear garden with lawn area and patio together with mature planted borders etc. all providing a perfect setting for those long summer evenings and entertaining friends and family. In addition there are 2 garden sheds & glasshouse.

Chateaux Estates are pleased to offer to the market "Papillon" a lovely 3 bedroom detached bungalow situated in a quiet lane in the Vale. Located between Bordeaux Harbour and Beaucette Marina making access to both just a short stroll away. Approached over a tarmac driveway providing parking for 3/4 cars with a formal front garden laid mainly to lawn and a Southwest facing rear garden also laid to lawn together with a patio and mature planted borders. Inside you have a nice and bright lounge, kitchen, dining room, conservatory, shower room & 3 bedrooms. From the lounge, kitchen, dining room and conservatory you have a really nice outlook over a neighbouring field together with the quietness of the lane makes this house feel very rural and with that in mind there are some great lanes for walking in the area. The property has had a new kitchen and bathroom in the last couple of years along with other upgrades including internal thermo boarding to exterior walls. This property must be seen to fully appreciate a wonderful family home in a most desirable location. Call Chateaux to day on 244544 to arrange that viewing!



SERVICES: Electricity, Water, Mains drainage, Bottled Gas, Gas fired Boiler.

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

LISTED APPLIANCES: Neff slimline dishwasher, fridge/freezer, ceramic hob, integrated eye level oven and microwave. Hotpoint washing machine & tumble dryer.

WHAT3WORDS: note.reform.terminology

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.

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