

Beaucroft

Route Militaire - Vale - GY3 5RR

Price £795,000



REF: 2054

TRP: 161



- A detached 3 double bedroom bungalow situated on large plot over 1.4 Acres.
- Separate commercial unit & garage, great if working from home with potential to create dower unit.
- Large West facing rear garden suitable for stables & horses etc. Plenty of parking with 2 driveways.
- Comprises 3 double bedrooms, bathroom, kitchen, lounge & dining room/conservatory.
- Plenty of scope to extend or just put your own stamp on exsiting home.
- Perry`s Guide - Page 10 B1













GROUND FLOOR



Chateaux Estates are pleased to offer to the market "Beaucroft", a well proportioned detached 3 bedroom bungalow with the added benefit of a separate commercial unit, garage and very large domestic garden and is situated along Route Militaire making it a great location with in walking distance to Vale church, L`ancresse Common and beaches and is ideal for the keen golfers amongst us. The property itself comprises of 3 double bedrooms, bathroom, kitchen/breakfast room, lounge and dining room/conservatory. Additionally there is a detached commercial building and garage plus a large shed in the garden. Although perfectly habitable, the next owners may wish to upgrade and modernise the house which gives scope to put your own stamp on it and subject to planning and building control could extend the property to turn this into a great family home and has the potential to create a dower unit for a 2 generation family. Overall the plot covers over 1.4 Acres in size including the large West facing rear garden which may appeal to those with animals such as horses as there is plenty of scope for stables etc. The property also benefits from lots of parking together with driveway access on both sides of the house. Viewing is essential to appreciate what Beaucroft has to offer, so please call 244544 today.

MAIN BUNGALOW

ENTRANCE HALL 5.18m (17'0") x 1.8m (5'11")

Good size entrance hall with a glazed uPVC door to front along with glazed side panels. Hatch to loft which is partly floored. Radiator.

LOUNGE 6.1m (20'0") x 3.96m (13'0")

Generous size lounge with feature fireplace (not working) large windows to side and front. Sliding door to sun room.

CONSERVATORY/DINING ROOM 4.85m (15'11") x 3.81m (12'6")

Mainly glazed with outlook to the rear garden. Window and sliding door to sides. Radiator.

KITCHEN/BREAKFAST 4.9m (16'1") Max x 4.25m (13'11")

Fitted with a range of wall and base units in Oak with cream laminate worktops over incorporating a one and a half bowl sink and drainer unit. Ample space for 6 seater table and chairs. Appliances include Hotpoint freestanding oven and hob with extractor hood over, Hotpoint free standing fridge/freezer, Miele free standing dishwasher and Miele freestanding washing machine. Storage cupboard. Radiator.

BEDROOM 1 3.95m (13'0") x 3.65m (12'0")

Good double bedroom fitted with a run of robes together with dressing table cut out and matching chest of drawers. Large window to front. Radiator.

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

Double bedroom with large window to front. Radiator.

BEDROOM 3 3.7m (12'2") x 2.74m (9'0")

Double bedroom with large window to rear. Radiator.

GARAGE 5.15m (16'11") x 3.19m (10'6")

Single garage with electrics. Up and over door to front.

COMMERCIAL UNIT

STUDIO 5.25m (17'3") x 4.56m (15'0")

Decent size room which could lend itself to a number of uses. Entrance door to rear and two windows to front with doors off to store and WC/boiler room.

STORE 2.61m (8'7") x 1.67m (5'6")

Useful for additional stock or supplies.

BOILER/WC ROOM 1.83m (6'0") x 1.67m (5'6")

Housing electrics, oil fired boiler, wash hand basin set on large vanity unit and WC. Window to front.

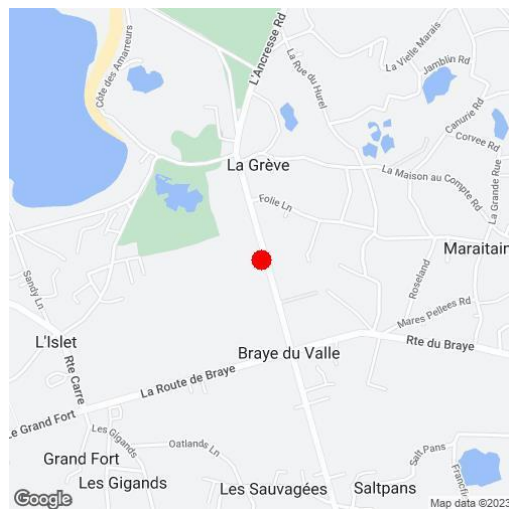
EXTERNAL

FRONT/SIDES

Garden laid to lawn with various planters planted with mature shrubs and tree. In and out driveway with parking for multiple cars wrapping around the property.

REAR

Very large grassed garden (over an acre, all domestic curtilage) with a number of trees and mature shrubs and a central concrete path leading to a large garden shed.



SERVICES: Electricity, Water, Mains Drainage, Oil Fired Boiler.

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

LISTED APPLIANCES: Hotpoint freestanding oven and hob with extractor hood over, Hotpoint free standing fridge/freezer, Miele free standing dishwasher and Miele freestanding washing machine.

WHAT3WORDS: glares.preoccupied.paint

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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