

# Sunnycroft

Les Grandes Rocques - Castel - GY5 7FX

Price £595,000



REF: 2122

TRP: 160



- 3 double bedroom detached house with integral dower unit.
- Situated in a superb West Coast location.
- HOUSE - Lounge, kitchen/diner, family bathroom 2 double bedrooms.
- DOWER - Lounge, bedroom & shower room.
- Gardens, parking and large garden shed.
- Perry's Guide - Page 8 B2.













GROUND FLOOR

1ST FLOOR

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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#### LOUNGE 6.05m (19'10") x 4.35m (14'3")

uPVC half glazed door to front. Windows to front and rear. Feature brick fireplace (currently blocked off) with electric freestanding fire in front and TV wing to side. Doors to kitchen/diner and hallway. Original ceiling beams and two radiators. Cupboard housing electric meters.

#### KITCHEN/DINER 7.7m (25'3") x 3.5m (11'6")

Fitted with a range of wooden wall and base units with contrasting worktops over incorporating a 1 1/2 bowl sink and drainer unit and tiled splashbacks. Appliances include Hotpoint single oven with Hotpoint ceramic 4 ring hob and extractor fan over, Hotpoint full-size dishwasher, Statesman freezer and Zanussi washing machine. Space for dining table and two windows to rear overlooking the garden. uPVC fully glazed door to front. Large storage cupboards and airing cupboard housing hot water cylinder and shelving. Radiator. Door to rear porch/Dower entrance.

#### REAR PORCH/DOWER ENTRANCE 2.5m (8'2") x 2m (6'7")

uPVC glazed door and side panel to side. Fitted matching wall and base unit with a stainless steel single bowl sink and drainer unit set in worktop with tiled splashback. Silavent extractor fan. Doors to main house kitchen/diner and the lounge of the Dower.

#### SHOWER ROOM 2.3m (7'7") x 1.45m (4'9")

Fitted with a three-piece suite comprising pedestal wash hand basin with mirror over, corner shower cubicle and WC. Window to side. Tiled floor and Respatex wall coverings.

#### LOUNGE 3.44m (11'3") x 2.66m (8'9")

Large window to side over looking the rear garden and doors to shower room, bedroom and rear porch/Dower entrance.

#### BEDROOM 3.4m (11'2") x 3.3m (10'10")

Double bedroom with large window to side. Two fitted wardrobes and shelving. Wall mounted sink with mirror over.

#### INNER HALL

Stairs to 1st floor and door to lounge, bedroom one and sliding door to bathroom.

#### BATHROOM

Fitted with a three-piece suite comprising corner bath tub with seat and shower over, pedestal wash hand basin with mirror fronted cabinet, shelf and shaver light over and WC. Window to side. Radiator. Respatex wall coverings.

#### BEDROOM ONE 3.62m (11'11") x 3.15m (10'4")

Double bedroom with a range of fitted wardrobes to one wall and wash hand basin set in vanity unit with cabinet over. Window to front and radiator.

#### FIRST FLOOR

##### LANDING 3m (9'10") x 2.4m (7'10") Into Eaves

Velux window to rear and eaves storage. Stairs from ground floor. Door to attic bedroom.

##### ATTIC BEDROOM 4.03m (13'3") x 3.07m (10'1") Into Eaves

Window to side and Velux window to rear. Ample eaves storage.

#### EXTERIOR

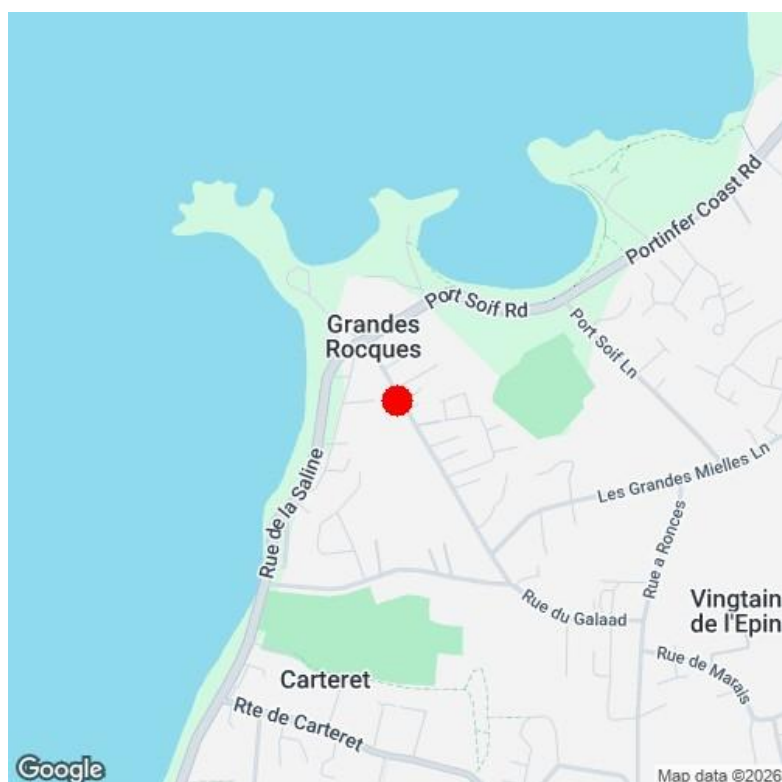
##### FRONT

Gravel driveway to front providing parking for 5 to 6 cars with a border of mature plants and shrubs. Access to both sides.

##### REAR

The rear garden is fully enclosed and mainly laid to patio with mature shrub borders and palm tree. Large garden shed to one corner.

Chateaux Estates are pleased to introduce `Sunnycroft` to the local market. A three double bedroom property with integral dower unit which makes this property an excellent choice for multi generational purchasers wishing for a semi independent living arrangement. Situated within a superb West Coast location within walking distance of Grandes Rocques Bay and its amenities. The accommodation comprises lounge with feature brick fireplace, family bathroom, bedroom 1 with built in robes, fully fitted kitchen/diner, rear porch/dower entrance, living room, shower room and bedroom 2 to the ground floor and bedroom 3 with eaves storage and large landing to the first floor. This family home enjoys a gravel area to front providing ample parking and fully enclosed patio garden to rear with large garden shed. Altogether a charming property which certainly deserves internal viewing to fully appreciate what's on offer. To book a viewing call Chateaux today on 244544.



**SERVICES:** Electric: Mains, Gas: Mains, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

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

**LISTED APPLIANCES:** Hotpoint single oven with Hotpoint ceramic 4 ring hob and extractor fan over, Hotpoint full-size dishwasher, Statesman freezer and Zanussi washing machine.

**WHAT3WORDS:** corded.riot.cabin

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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