Chateaux estate agency

CELEBRATING OVER 45 YEARS in business

Palma Nova

Rue Du Tertre - Vale - GY3 5QR

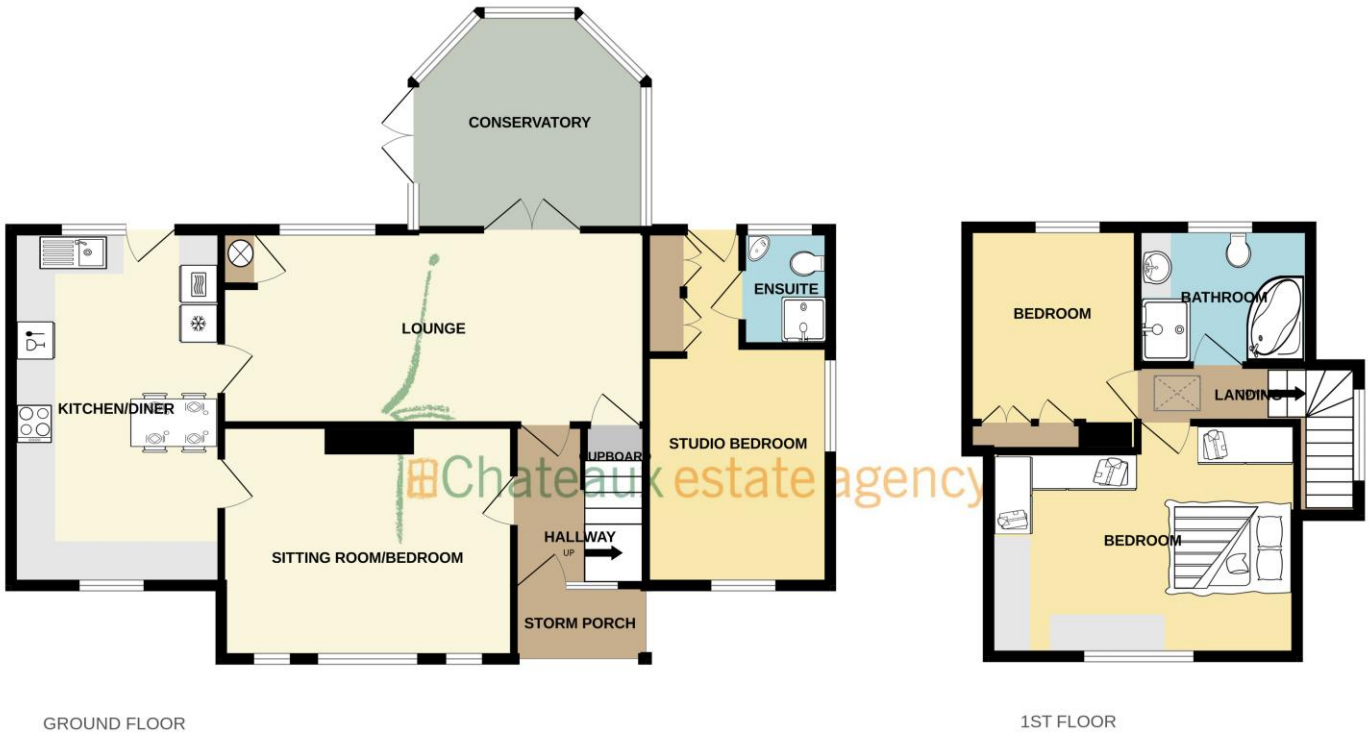
Price £750,000

3/4 | 2 | 8

REF: **2129** TRP: **143**

- 3/4 bedroom, detached family home.
- Situated in a quiet lane a short stroll from the Bridge.
- Lounge, kitchen/diner, sitting room/4th bedroom & conservatory.
- 2 bedrooms, family bathroom, studio bedroom & ensuite shower room.
- Large rear garden & parking for 8+ cars to front.
- Perry`s Guide - Page 11 E2.

Dove



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
Part glazed entrance door and window to front. Doors to lounge and dining room. Stairs to 1st floor. Radiator.

SITTING ROOM/4th BEDROOM 4.58m (15'0") x 3.65m (12'0")
Multi function room with three windows to front. Feature electric fireplace and radiator. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 5.45m (17'11") x 3.27m (10'9")
Fitted with a wide range of wall and base units with worktops over, including a stainless-steel single bowl, sink and drainer unit and glass splashbacks. Appliances include AEG 4 ring ceramic hob, Caple integrated microwave, AEG double oven, AEG dishwasher, AEG fridge/freezer and Beko washing machine. Space for breakfast table. Window to front and door and window to rear opening out into rear garden. Tiled floor.

LOUNGE 6.65m (21'10") x 3.05m (10'0")
Good size room with double doors leading to conservatory, window to rear and door to entrance hall. Under stairs cupboard. Cupboard housing hot water cylinder. Two radiators.

CONSERVATORY 3.6m (11'10") x 3.4m (11'2") Max
Glazed conservatory on low rendered walls with double doors leading out to patio area. Hotpoint tumble dryer. Tiled floor.

FIRST FLOOR LANDING
Window to side and hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM ONE 4.8m (15'9") x 3.7m (12'2")
Double bedroom with window to front. Fitted with a wide range of bedroom furniture including robes, drawers, vanity unit, over bed cupboards and bedside tables.

BEDROOM TWO 3.11m (10'2") x 2.75m (9'0")
Single bedroom with window to rear overlooking the garden. Built-in robes and Dimplex radiator.

BATHROOM 2.7m (8'10") x 2.15m (7'1")
Fitted with a four piece suite comprising corner bath, wash hand basin set in vanity unit with cupboard over, WC and separate shower cubicle. Window to rear. Fully tiled walls. Heated towel rail and radiator.

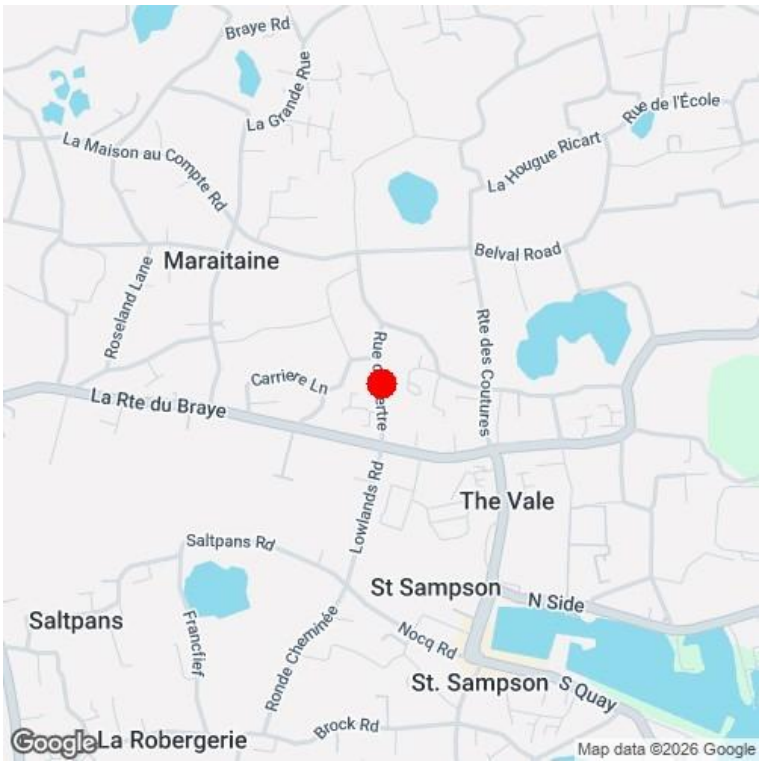
STUDIO 3.6m (11'10") x 2.88m (9'5")
Glazed door to rear leading into a double bedroom fitted with wardrobes and drawers. Window to front and side door to ensuite shower room.

ENSUITE SHOWER ROOM 1.8m (5'11") x 1.3m (4'3")
Fitted with a three-piece suite comprising wall mounted corner hand basin, WC and shower cubicle. Window to front and heated towel rail. Vent Axia extractor fan. Fully tiled walls and floor.

EXTERIOR
FRONT
The property is approached off the lane onto a brick paved driveway with low granite wall to front providing parking for 8+ cars and steps up to entrance door. Path to either side leading to rear garden.

REAR GARDEN
The sunny rear garden is mainly laid to lawn with patio area and garden shed. Path to either side leading to front.

Palma Nova is a spacious 3 to 4 bedroom detached family home situated in a quiet lane, only a short distance away from the Bridge and its amenities. The property offers comfortably living, which is set over 2 floors and includes lounge, kitchen/diner, sitting room/4th bedroom and conservatory to the ground floor and 2 bedrooms and family bathroom to the first floor together with independent studio and ensuite shower room. Externally the property benefits from a large rear garden which is mainly laid to lawn with patio area and ample parking to front. Altogether a delightful property which will appeal to a wide range of purchasers. To book a viewing call Chateaux on 244544.



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

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

LISTED APPLIANCES: AEG 4 ring ceramic hob, Caple integrated microwave, AEG double oven, AEG dishwasher, AEG fridge/freezer and Beko washing machine.

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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