

# Millefiore

Route De La Perelle - St Saviour - GY7 9QZ

Price £710,000



REF: 2440

TRP: 166



- Coastal location with great potential
- Good size plot
- 3 bedrooms
- Lounge, Kitchen/diner
- Garage, garden and parking
- Perrys Ref: 13 E4





















## 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 4.32m (14'2") x 1.5m (4'11")

`L` shaped entrance hall providing access doors to all rooms together with double airing cupboard with cylinder and additional cupboard for general storage.

### LOUNGE 4.55m (14'11") x 4.3m (14'1")

Window to Gable and sliding patio door doors front. Working fireplace. Doors to hallway and door to dining.

### KITCHEN 4.3m (14'1") x 2.43m (8'0")

Window to rear in kitchen area with range of base units and wall units together with AEG double oven, Neff hob with extract over & 1 1/2 bowl sink. Door into lean to. Cupboard used as larder. Open through to dining area.

### DINING 3.9m (12'10") x 3.05m (10'0")

Open through to Kitchen area, door to lounge and window into lean-to.

### LEAN-TO 5.5m (18'1") x 3.05m (10'0")

Basic construction providing covered area to provide shelter and to enjoy the outlook onto the Garden.

### BEDROOM 1 3.6m (11'10") x 3.35m (11'0")

Double bedroom with window to front and built in robe.

### BEDROOM 2 4.21m (13'10") x 2.45m (8'0")

Double bedroom with window to rear.

### BEDROOM 3 3.61m (11'10") x 3.23m (10'7") Max

Double bedroom with window to front.

### WC 2.43m (8'0") x 0.9m (2'11")

Window to rear and WC.

### SHOWER ROOM 2.43m (8'0") x 2m (6'7")

Corner shower unit, WC and vanity basin set in unit with window to rear. Heated towel.

### GARAGE 4.9m (16'1") x 2.75m (9'0")

50/50 split garage door to front, window to side and oil fired boiler.

### EXTERNAL

#### FRONT

Gravel driveway providing parking for multiple cars together with large hard landscaped garden leading to more formal garden laid down to grass with areas for growing vegetables.

#### REAR

With access either side of Bungalow to rear garden mainly laid to lawn and patio. Garden shed and oil tank.

