

The Hawthorns

Rue Des Cottés - Vale - GY6 8LW

Price £1,170,000



REF: **2469**

TRP: **367**



- A large 2 bedroom bungalow with 1 bed integral wing.
- Situated along Rue Des Cottés with lovely views over surrounding fields.
- Comprises 2 double bedrooms, family bathroom, kitchen/breakfast room & sun/dining room.
- Lounge, large indoor swimming pool, 1 bed wing & detached utility & pool/pump room.
- Parking for 8+ cars with a large West facing rear garden.
- Perry`s Guide - Page 9 E1



























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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PORCH 1.47m (4'10") x 1.4m (4'7")

uPVC glazed entrance door and side screen providing access into porch. Part glazed wooden door and side panel opening into entrance hall. Area for coat hanging and wooden floor.

ENTRANCE HALL 6.1m (20'0") Max x 1.4m (4'7") Approx

`T` shaped entrance hall. Doors to bedrooms 1 & 2, family shower room, lounge, kitchen/breakfast, wing and opening to Inner hall. Two sets of double sliding doors to storage cupboards which are fully shelved and have rails. Radiator and wooden floor.

LOUNGE 6.09m (20'0") x 4.56m (15'0")

Great size living room with feature electric fire and wooden surround/mantle. UPVC glazed sliding doors to side providing access to enclosed courtyard. Steps down to dining room/sunroom. Wooden flooring. Radiator.

DINING/SUNLOUNGE 7.65m (25'1") x 3.67m (12'0")

Steps down from the lounge and kitchen/breakfast room with ample space to relax and dine in. Beautiful views of the rear south west facing garden and surrounding fields. Glazed to 2 sides on low rendered walls with double doors leading out to patio area. Doors to indoor swimming pool. Radiator.

INDOOR SWIMMING POOL 13.5m (44'3") x 9.14m (30'0") Max

Impressive indoor swimming pool facility with 9 x 4.5 m solar heated swimming pool. 2 changing cubicles and shower room. 4 windows over looking rear garden. Sliding doors out into enclosed courtyard and double doors into dining/sun lounge. Newly fitted Stonebond flooring.

ENCLOSED COURTYARD 9.1m (29'10") Max x 6.93m (22'9") Max

Very private enclosed paved courtyard with access from indoor swimming pool and lounge. Door to wing.

KITCHEN/BREAKFAST 10.1m (33'2") x 3.05m (10'0")

Fully fitted kitchen with extensive range of floor and wall units in cream with black granite worktops over incorporating a one and a half bowl stainless steel sink, drainer grooves and up stands. Breakfast bar for three and Oak side unit. Appliances include American style Neff fridge/freezer, AEG eyelevel double oven and grill, Neff 4 ring induction hob with Neff stainless steel extractor fan over, Neff microwave and Neff dishwasher. Door to airing cupboard which is fully shelved. Hatch with pull down loft ladder providing access to large roof space with gable window. uPVC part glazed door to side, 2 windows to side and sliding uPVC fully glazed doors to rear opening to sunroom/dining room. Two radiators. Tiled flooring.

BEDROOM 1 4.26m (14'0") x 3.95m (13'0")

Double bedroom with window to front and space for wardrobes. Radiator.

BEDROOM 2 4.26m (14'0") x 3.67m (12'0")

Double bedroom with window to front and space for wardrobes. Radiators.

FAMILY SHOWER ROOM 2.9m (9'6") x 2.27m (7'5")

Fitted with a three-piece suite including walk-in shower cubicle, wash hand basin set in vanity unit with illuminated mirror fronted cabinet over and WC. Wall mounted storage cupboard. Window to side. Heated towel rail and extractor fan. Fully tiled walls and floor.

INNER HALL

Doors to cloakroom and utility cupboard. uPVC part glazed door to side providing access to courtyard. Opening to hallway.

UTILITY CUPBOARD

With plumbing for washing machine and tumble dryer.

CLOAKROOM 1.62m (5'4") x 0.85m (2'9")

Fitted with a two-piece suite including WC and wall mounted corner wash hand basin. Window to side. Radiator and tiled floor.

WING**KITCHEN/LOUNGE/DINER 8.85m (29'0") x 3.05m (10'0")**

uPVC part glazed door with panels to either side. Ample space to cook relax and dine in. The kitchen area has fitted wall and base units in white with wood effect laminate worktops over incorporating a stainless steel one and a half bowl sink and drainer unit with tiled splashback. Appliances include Beko 4 ring hob with Cooke & Lewis extractor fan over, Beko eyelevel single oven and Hotpoint washing machine. Glazed uPVC door to side leading to enclosed courtyard and window to rear. Two radiators. Door to bedroom.

BEDROOM 4.9m (16'1") x 3.89m (12'9")

Large double bedroom with window to front. Range of fitted bedroom furniture. Door to ensuite wet room and main house hallway.

ENSUITE WET ROOM 3.57m (11'9") x 1.5m (4'11")

Fully tiled walls and floor and range of fitted furniture including concealed cistern to WC, storage cupboards, work top and wash hand basin. Walk in shower. Window to rear, Heated towel rail.

BOILER ROOM

Housing Grant oil fired boiler and hot water cylinder and controls.

UTILITY & POOL/PUMP ROOM 2.9m (9'6") x 2.9m (9'6")

Large utility/store room fitted with wall and base units in white with worktops over incorporating a one and a half bowl sink and drainer unit. Appliances include Indesit tumble dryer, Bosch washing machine and tall fridge. Window to side. Door to pool equipment and pump room with Statesman freestanding freezer.

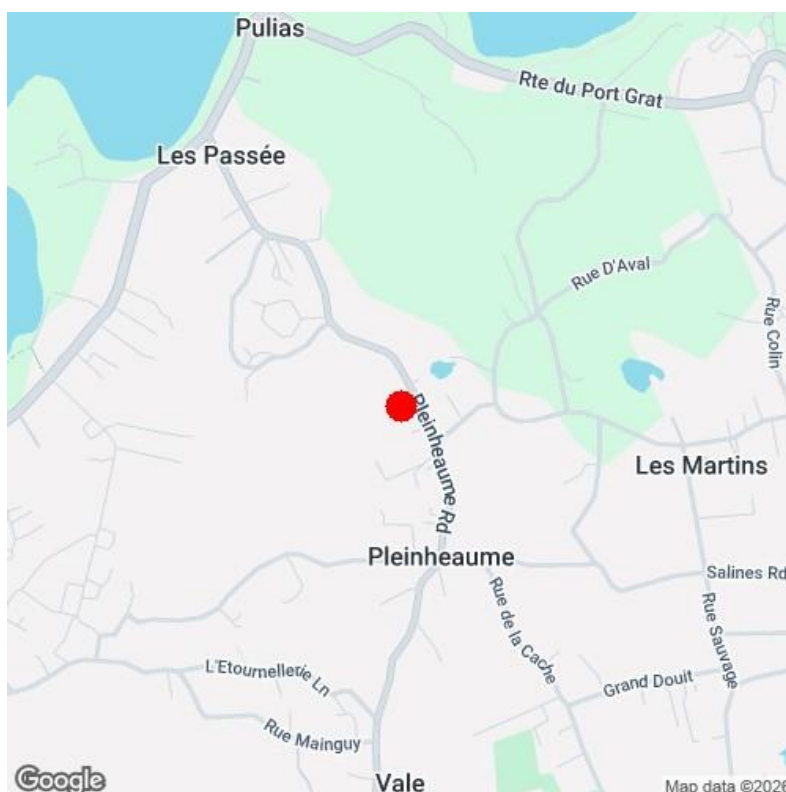
EXTERNAL**FRONT DRIVE**

Large in and out tarmac drive providing parking for up to 8 vehicles. Gravel beds with planting.

REAR GARDEN

Large patio adjacent to dining/sun lounge perfect for entertaining with access to large south west facing garden set mainly to lawn with mature planting and brand new fencing to boundaries. on from this there is a gravel area housing pergola and garden shed. Large timber garden shed with lighting and electric to side including access to utility/pump room, boiler room, working borehole, air source heat pump for salt water pool and gate to front. To the rear of the garden there is a fully established pond and rockery area.

Chateaux Estates are pleased to offer for sale "The Hawthorns" a fantastic large semi detached 2 double bedroom bungalow with 1 double bedroom wing, including an indoor swimming pool and much more. Located along Rue Des Cottes giving wonderful views out over the surrounding agricultural fields and just a short walk to Port Soif. The current owners have recently redecorated and renovated the property throughout and the accommodation offers very well proportioned rooms with 2 double bedrooms, large family bathroom, bright kitchen/breakfast room, light and airy sun lounge/dining room with opening through to lounge, one bedroom wing with kitchen/lounge/diner and ensuite shower room, large room housing a big swimming pool with 2 changing rooms & shower room and a detached utility room and pool/pump room. Externally there is an in & out tarmac driveway with space for plenty of cars to front and to rear you have a large west facing garden mainly laid to lawn with a patio area. This property has so much to offer and we highly recommend viewing, so please call Chateaux Estates on 244544.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Cesspit Drainage, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: American style Neff fridge/freezer, AEG eyelevel double oven and grill, Neff 4 ring induction hob with Neff stainless steel extractor fan over, Neff microwave and Neff dishwasher. Beko 4 ring hob with Cooke & Lewis extractor fan over, Beko eyelevel single oven and Hotpoint 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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