

Pres De Moulin

Les Frieteaux - St Martin - GY4 6XA

Price £795,000



REF: 2511

TRP: 137



- 4 double bedroom, detached bungalow.
- Situated in St Martins, central to Town and St Martins Village.
- Large lounge/diner and fully fitted kitchen/ breakfast room.
- 3 doubles & 1 single bedroom and family bathroom.
- Private rear garden & parking for 4/5 cars to front.
- Perry's Guide - Page 24 D3.



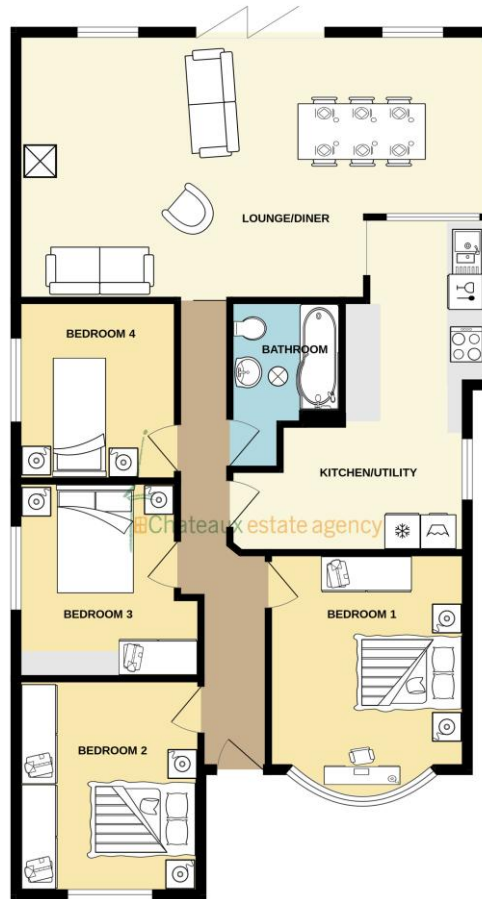








GROUND FLOOR



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

uPVC part glazed door to front. Cupboard housing incoming electrics. Doors to all rooms. Hatch to loft which is mostly floored with pull down ladder. Radiator.

BEDROOM 2 3.51m (11'6") x 3.05m (10'0")

Double bedroom with window to front. Fitted with a run of mirror fronted wardrobes. Radiator.

BEDROOM 1 3.59m (11'9") x 3.2m (10'6")

Double bedroom with large bay window to front. 2 radiators.

BEDROOM 3 3.26m (10'8") x 3.05m (10'0") Max

Double bedroom with window to side and radiator.

BEDROOM 4 3m (9'10") x 2.67m (8'9")

Single bedroom with window to side and radiator.

BATHROOM 2.6m (8'6") Max x 1.85m (6'1")

Fitted with a three-piece suite comprising 'p shaped' bath with shower attachment and screen over, wash hand basin and WC set in vanity unit with 2 cupboards and illuminated mirror over. Extractor fan and heated towel rail. Fully tiled walls and floor.

LOUNGE/DINER 5.57m (18'3") Max x 3.81m (12'6") Max

Large family living area with ample space to relax and dine in. Feature wood burner. Bifold doors leading out to rear garden and windows to either side. Opening through to kitchen. Three radiators.

KITCHEN/BREAKFAST ROOM 5.57m (18'3") Max x 3.81m (12'6") Max

L shaped room with kitchen area set out to wall and base units in cream with contrasting laminate worktops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit and tiled splashbacks. Appliances include Hotpoint double oven, AEG four ring ceramic hob, Neff pull out extractor hood, Siemens dishwasher, freestanding Hotpoint fridge/freezer and Bosch washing machine and tumble dryer. Ample space for breakfast table with roof light box over providing lots of natural light. Window to side. Door to entrance hall and opening through to lounge/diner.

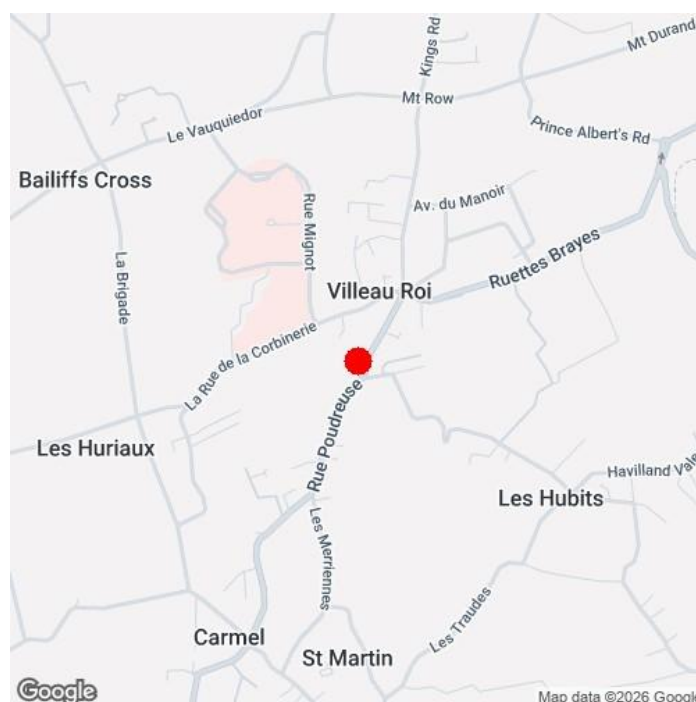
EXTERNAL FRONT/SIDE

Tarmac and gravel driveway providing parking for 4/5 cars, bound by hedging to sides and front. Tarmac and gravel pathway to side leading to rear garden.

REAR

Private and sunny rear garden mainly laid to lawn with gravel area for sitting out and enjoying the day long sun. Patio area housing a garden shed and oil tank. Pathways to either side leading to front.

This charming detached bungalow is situated in the popular parish of St Martins and is in close proximity to The Town Centre and St Martins Village for all your shopping requirements. It also benefits from a bus stop directly outside. The accommodation comprises of 3 doubles & 1 single bedroom, a 23' lounge/diner with bi-folding doors leading out to rear garden, kitchen/breakfast room and family bathroom. Externally the property enjoys a private, large West facing rear garden which is mainly laid to lawn with patio area and garden shed. To the front there is plenty of parking for 4/5 cars. Altogether a great family home located in a great central position. To view this property call Chateaux today on 244544 to book a viewing with one of our friendly team.



SERVICES: Electric Supply Type: Mains, Gas: None, Water: Mains, Heating: Oil Fired Boiler, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown.

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

LISTED APPLIANCES: Hotpoint double oven, AEG four ring ceramic hob, Neff pull out extractor hood, Siemens dishwasher, freestanding Hotpoint fridge/freezer and Bosch washing machine and tumble dryer.

WHAT3WORDS: deteriorate.trifles.shrunken

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.