

6, Sunny Acres

Sunny Acres - Rue Des Marais - Vale

Price £640,000



REF: 696

TRP: 90



- 3 bedroom semi detached bungalow.
- Situated in the Vale, close to local amenities.
- Kitchen, open plan lounge/diner and study/single bedroom.
- Two double bedrooms and modern family bathroom.
- Fully enclosed rear garden and parking for 3/4 vehicles to front.
- Perry's Guide - Page 6 D3.











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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LOUNGE/DINER 6.5m (21'4") Max x 4.82m (15'10")

Cupboard housing incoming electrics. 'L' shaped lounge/diner with large window to front radiator and doors into bedroom and inner hallway. Double doors to Kitchen.

BEDROOM 1 3.2m (10'6") x 3.1m (10'2")

Double bedroom with window to front. Radiator.

INNER HALL

Storage cupboard with shelves and space for Hoover. Doors into bathroom and bedroom.

BEDROOM 2 3.2m (10'6") x 3.1m (10'2")

Double bedroom with window to rear and radiator.

BATHROOM 2.3m (7'7") x 1.7m (5'7")

Fully tiled walls and floor. Corner shower unit, Bath, WC and Wash Basin set in vanity unit, with mirrored cabinet over. Heated towel. Window to rear.

KITCHEN 3.9m (12'10") x 2.53m (8'4")

Range of floor and wall units with light doors and contrasting light silestone or similar worktop. Window and door to rear garden. Single bowl sink to match worktops. Appliances include, Bosch slimline dishwasher, Indesit washer/dryer. Fisher and Paykel range oven and 5 ring gas hob with Cook and Lewis extractor fan over. Tiled floor. Doors from dining area and door into Study/bedroom.

STUDY/BEDROOM 3 2.63m (8'8") x 2.53m (8'4")

With double doors to side, and window to rear.

EXTERNAL

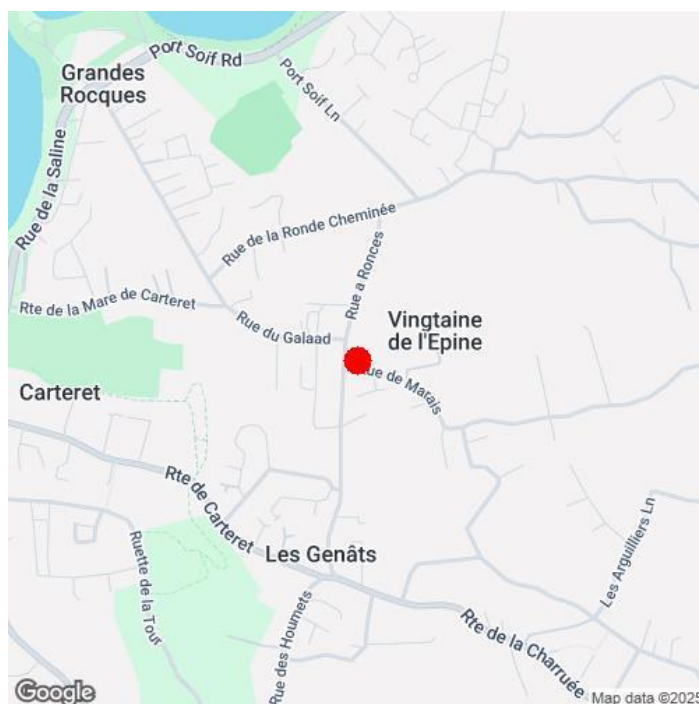
FRONT

Bounded by low granite wall to front, with gravel drive providing parking for three possibly four cars. Paved path to front door. Full right of way access to rear.

REAR

Rear garden with fencing to 2 sides and block wall to rear. Large brickwork patio together with a good size lawned garden. Housing with gas fired Valiant boiler, a area for gas bottles serving the boiler and cooking facility. Gate to side with full right of way access. Large timber garden shed.

Chateaux Estates are pleased to offer "6 Sunny Acres, a well presented three bedroom semi detached bungalow, located in Rue des Marais in the Vale providing easy access to nearby amenities including local shops, schools, restaurants and hotels as well as being a short stroll to Cobo Village, Saumarez Park and West Coast beaches. The immaculate accommodation has all recently been updated and includes, an open plan lounge/diner, fully fitted kitchen, study/bedroom, modern bathroom and two double bedrooms. Externally the property benefits from a fully enclosed rear garden and parking for 3/4 vehicles to front. There is also a possibility to extend the current accommodation further subject to relevant planning permissions. the property will appeal to a wide range of purchasers so we highly recommend viewing, to book in call Chateaux today on 244544.



SERVICES: Electric: Mains, Gas: Bottled Gas, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: Bosch slimline dishwasher, Indesit washer/dryer. Fisher and Paykel gas range oven and 5 ring gas hob with Cook and Lewis extractor fan over.

WHAT3WORDS: explains.withstand.zoning

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX
T: 01481 244544 - E: info@chateaux.gg
W: <https://www.chateaux.gg>

