

SOLE  
AGENT

## Arran Lodge

Rue de Longfrie, Les Buttes | St Pierre du Bois

Arran Lodge is presented to the market in move-in condition and although modern has some wonderful features. This spacious family home is located in a small clos within the quiet lanes of St Pierre du Bois with local amenities just a short walk away. Accommodation comprises lounge/diner, kitchen/diner, five bedrooms, three bathrooms a WC and utility room. To the side and rear of the property is a low maintenance garden which is partially laid to lawn with a private patio area. In addition to the single garage there is a tarmac drive that provides parking for 2/3 vehicles.

**£799,000**

5 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

Shields  
& Rutland

# PHOTOS





# PHOTOS





# PHOTOS



# SPECIFICATIONS



## Entrance Porch

6' 3" x 4' 11" (1.90m x 1.50m)

## WC

6' 3" x 2' 7" (1.90m x 0.80m)

## Entrance Hall

12' x 6' 6" (3.66m x 1.97m)

## Lounge (Reception)

20' x 12' 8" (6.10m x 3.85m)

## Dining Room

11' 6" x 9' 10" (3.50m x 3.00m)

## Kitchen

12' 10" x 9' 7" (3.90m x 2.92m)

## Utility room

9' 10" x 4' 10" (3.00m x 1.47m)

## Landing

24' 1" x 6' 6" (7.35m x 1.98m)

## Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

## Bedroom 2

12' 8" x 11' 10" (3.85m x 3.60m)

## Bedroom 4

12' 8" x 7' 10" (3.85m x 2.40m)

## Bedroom 1

13' 1" x 12' 10" (4.00m x 3.92m)

## En-suite

6' 9" x 6' 6" (2.05m x 1.98m)

## Second floor landing

11' 10" x 3' 3" (3.60m x 1.00m)

## Bedroom 3

14' 4" x 12' 8" (4.36m x 3.85m)

## Bedroom 5

13' 3" x 8' 1" (4.05m x 2.47m)

## Shower room

7' 10" x 5' 7" (2.40m x 1.70m)

## Parking

In addition to the single garage there is parking for 2/3 cars.

## Garden

To the side and rear of the property there is a large patio area and a lawned area with mature shrubs.

## PRICE INCLUDES

- Curtains, carpets and light fittings

## SPECIAL FEATURES

- Double glazed
- Spiral Staircase
- Quiet Clos

## SERVICES

Mains water and electricity. Cesspit drainage. Oil fired central heating.

## APPLIANCES INCLUDED

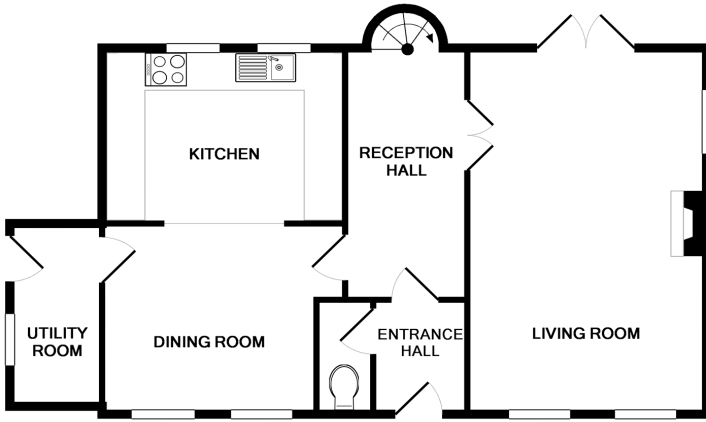
- Belling oven
- Zanussi gas hob
- Miele microwave
- Hotpoint fridge/freezer
- Neff dishwasher
- Hotpoint washing machine
- Hotpoint tumble dryer

## SCHOOL CATCHMENT

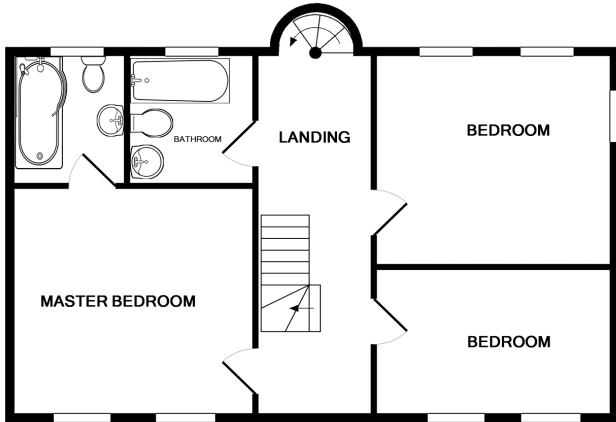
- La Houquette Primary
- La Mare de Carteret High School



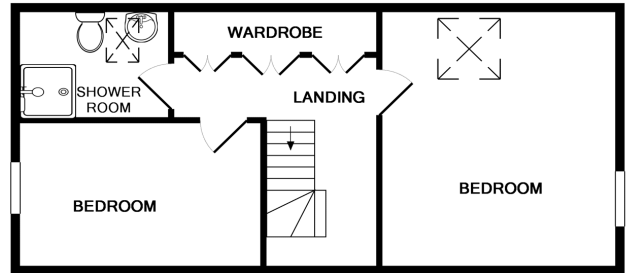
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## ARRAN LODGE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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