

# Confidential Instruction



SOLE  
AGENT

## Confidential

Rue Des Marais | Vale

This detached chalet bungalow is located in a quiet lane just a few minutes drive from the west coast. This family home is offered to the market in excellent condition and has been recently upgraded by the current owner. Accommodation comprises a large lounge/dining room, kitchen, orangery, five bedrooms, utility room, family bathroom and wet room. The master bedroom benefits from a dressing room and ensuite shower room. The property sits on a sizeable plot comprising a garden, a large patio area which is ideal for alfresco dining and an agricultural field. In addition to the garage, the front driveway provides parking for a number of vehicles.

**£1,250,000**

5 BEDROOMS

3 BATHROOMS

1 RECEPTION

Shields  
& Rutland





Entrance Hall

14' 9" x 6' 3" (4.50m x 1.90m)

Lounge/Dining Room

23' 11" x 15' 5" (7.30m x 4.70m)

Kitchen

14' 5" x 12' 6" (4.40m x 3.80m)

Orangery

14' 5" x 12' 6" (4.40m x 3.80m)

Utility Room

11' 2" x 6' 11" (3.40m x 2.10m)

Bedroom 4

15' 1" x 12' 2" (4.60m x 3.70m)

Bedroom 5

8' 10" x 8' 2" (2.70m x 2.50m)

Wet Room

11' 6" x 9' 2" (3.50m x 2.80m)

First Floor Landing

12' 10" x 2' 11" (3.90m x 0.90m)

Master Bedroom

15' 1" x 12' 10" (4.60m x 3.90m)

Dressing Room

10' 2" x 7' 7" (3.10m x 2.30m)

Ensuite

9' 2" x 7' 10" (2.80m x 2.40m)

Bedroom 2

19' 8" x 10' 6" (6.00m x 3.20m)

Bedroom 3

11' 6" x 9' 6" (3.50m x 2.90m)

Bathroom

10' 2" x 8' 2" (3.10m x 2.50m)

Garage

18' 4" x 9' 10" (5.60m x 3.00m)

Garden

To the rear of the property is a large, fully enclosed lawn garden with large patio area and a gate leading to an agricultural field.

PRICE INCLUDES

- Curtains, carpets and light fittings.

SPECIAL FEATURES

- Electric underfloor heating
- Spacious living
- West coast nearby

SERVICES

Mains electricity, water and drainage. Oil fired central heating. uPVC double glazing.

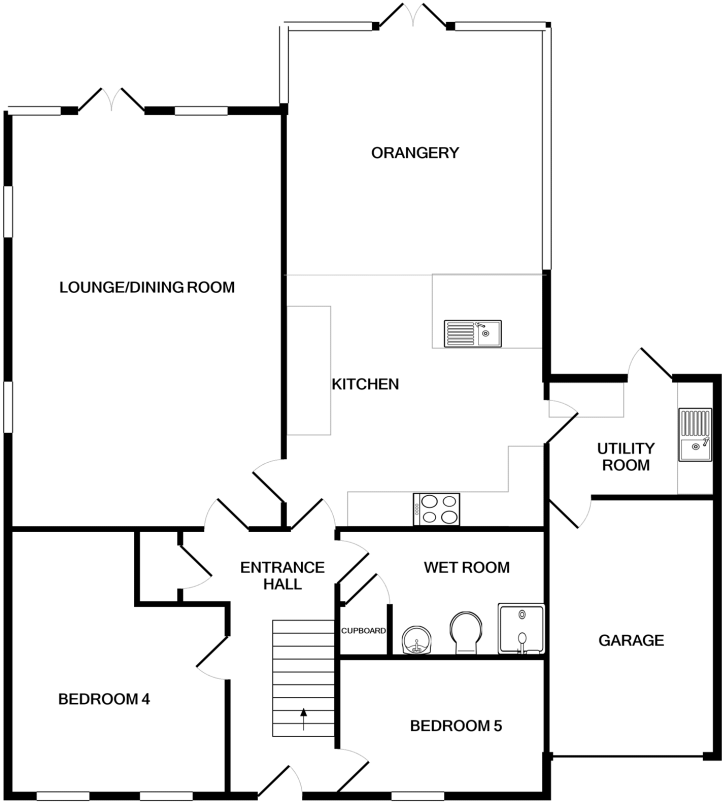
APPLIANCES INCLUDED

- Hotpoint American style fridge/freezer
- Rangemaster double oven
- Range style oven with 5 ring hob
- Extractor fan
- Integrated Hotpoint dishwasher
- Integrated wine cooler
- LG washing machine
- Hotpoint tumble dryer

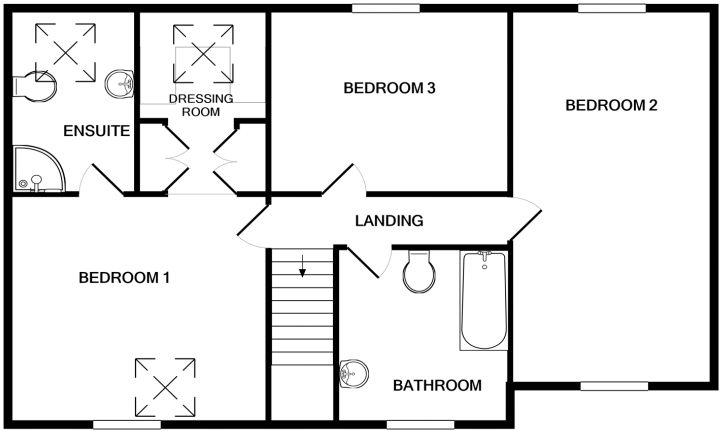
SCHOOL CATCHMENT

- La Mare de Carteret Primary School
- Mare de Carteret High School

FLOORPLAN



GROUND FLOOR



1ST FLOOR

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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