

SOLE  
AGENT

## Ommadawn

La Grande Rue | Vale | GY3 5HP

The detached family home is presented to the market in move-in condition and benefits from spacious rooms and a master bedroom suite on the top floor. The property is located a comfortable walk from L'anresse Common and a short drive from the amenities on The Bridge. Accommodation comprises large lounge, kitchen/diner, four bedrooms, two bathrooms and a dressing room/study. To the rear of the property is a low maintenance garden predominantly laid to gravel with a large, covered decking area. There are also outbuildings and an ivery with one shed housing the utilities. The front drive can facilitate parking for a number of vehicles.

**£695,000**

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

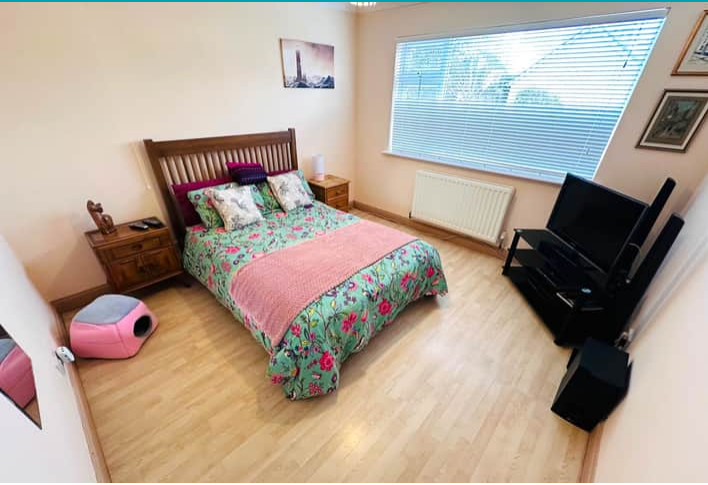
Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



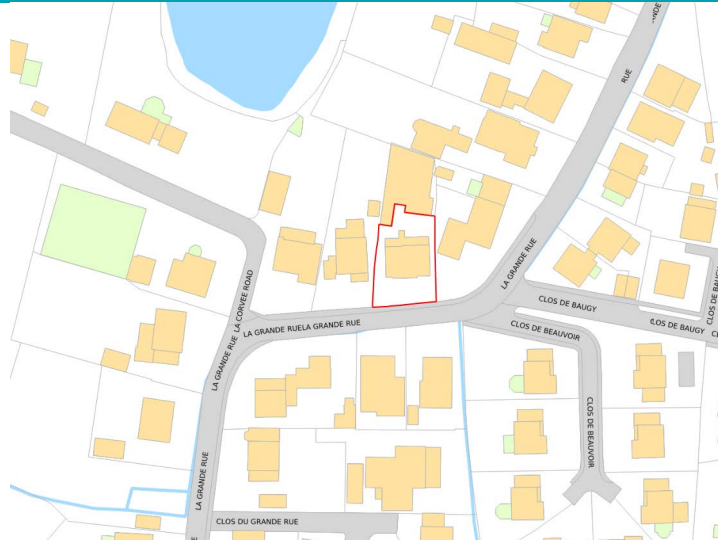
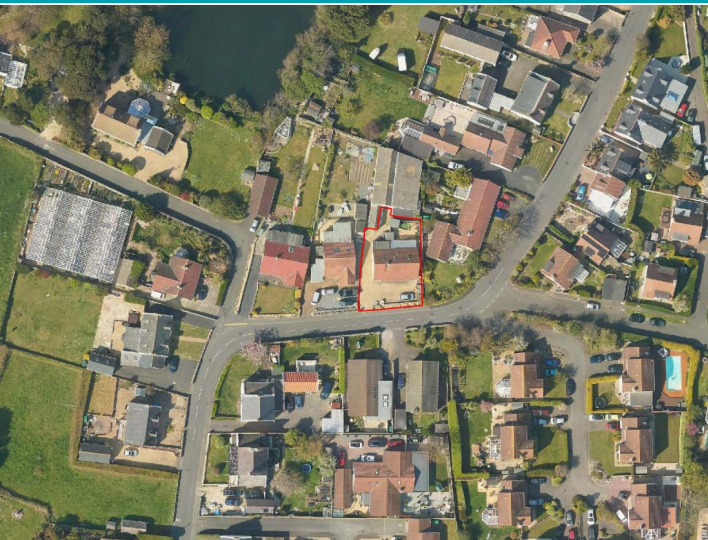
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

5.42m x 3.72m (17' 9" x 12' 2")

## Lounge

6.42m x 3.61m (21' 1" x 11' 10")

## Kitchen/Diner

5.74m x 3.81m (18' 10" x 12' 6")

## Bathroom

2.56m x 2.44m (8' 5" x 8' 0")

## Bedroom 2

3.57m x 3.40m (11' 9" x 11' 2")

## Bedroom 3

2.61m x 2.54m (8' 7" x 8' 4")

## Bedroom 4

3.55m x 2.09m (11' 8" x 6' 10")

## First Floor Landing

3.57m x 2.71m (11' 9" x 8' 11")

## Master Bedroom

4.81m x 3.78m (15' 9" x 12' 5")

## Bathroom

2.27m x 2.14m (7' 5" x 7' 0")

## Dressing Room/Study

3.82m x 3.53m (12' 6" x 11' 7")

## Garden

To the rear of the property is a low maintenance garden predominantly laid to gravel with a large, covered decking area. There are also outbuildings and an avery with one shed housing the utilities.

## Parking

The front drive can facilitate parking for a number of vehicles.

## PRICE INCLUDES

Curtains, carpet and light fittings.

## SPECIAL FEATURES

- Abundance of parking
- Spacious rooms
- Quiet area
- Working fireplace

## SERVICES

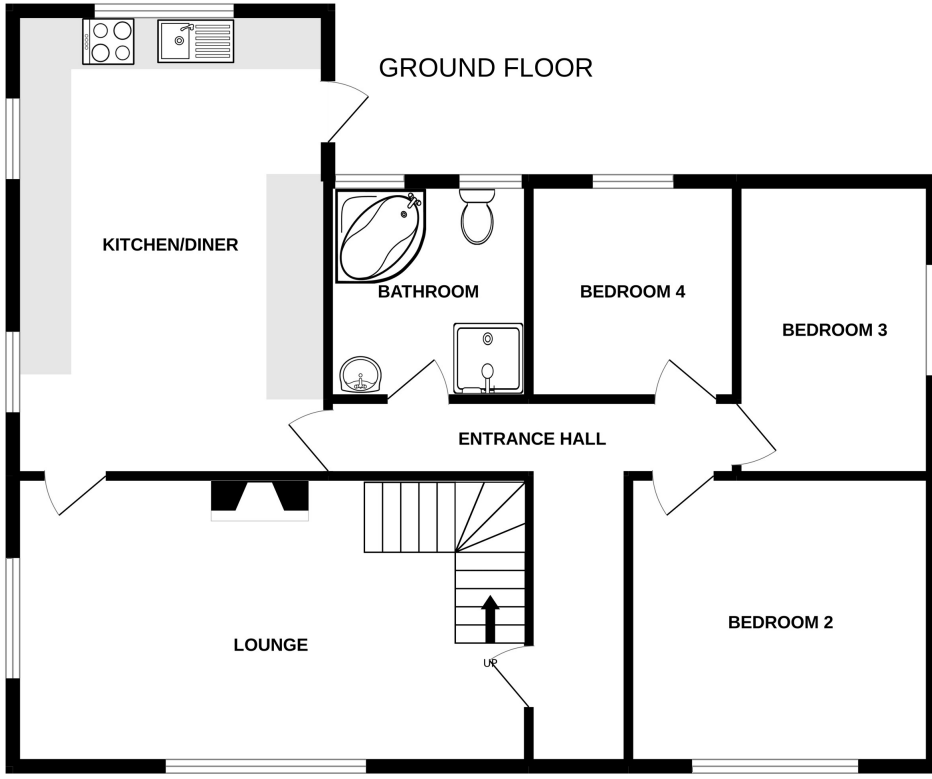
Mains water, drainage and electricity. Oil fired central heating.

## APPLIANCES INCLUDED

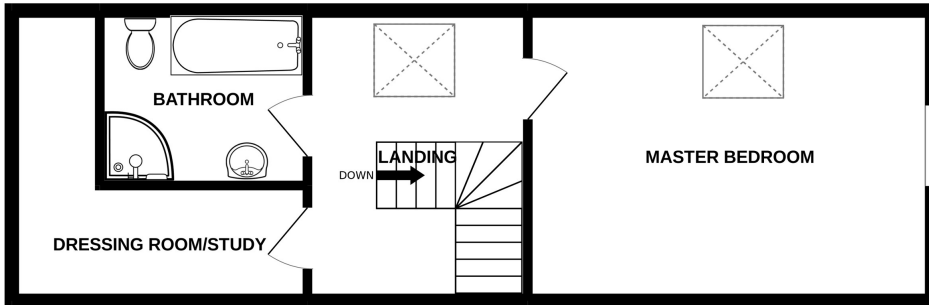
- Smeg integrated dishwasher
- Professional plus rangemaster oven
- Integrated fridge/freezer
- Integrated washing machine

## SCHOOL CATCHMENT

Vale Primary School and St Sampson High School



**1ST FLOOR**



OMMADAWN

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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