

SOLE
AGENT

The Mulberrys

Belval Road | Vale | GY35LW

This detached bungalow is presented to the market in excellent condition and offers spacious rooms that are all flooded with natural light. This wonderful family home has a warm and welcoming feel while benefitting from being situated in an ideal location, with both the amenities of The Bridge and the beach at Bordeaux a comfortable walking distance away. Accommodation comprises large lounge/diner, kitchen/breakfast room, sunroom, three bedrooms, an attic room, two shower rooms and a utility room. To the rear of the property is a low maintenance, private garden predominantly laid to grass with a large patio area. The brick-paved front driveway provides parking for a number of vehicles. There is also a garage/workshop.

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

£850,000

ESTATE AGENTS & PROPERTY MANAGERS

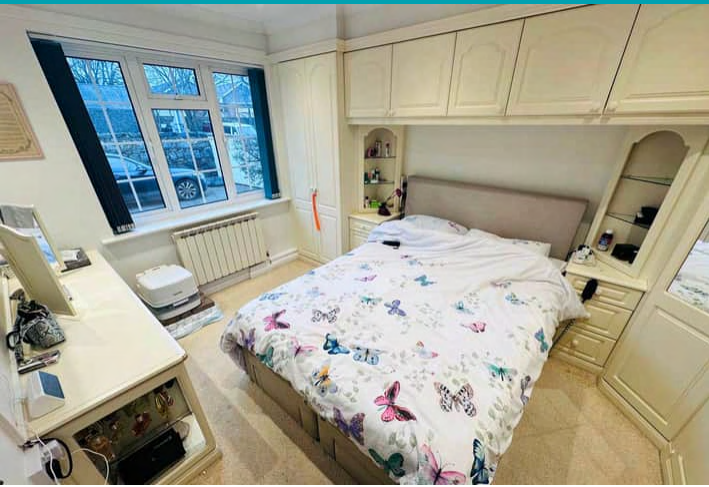
Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



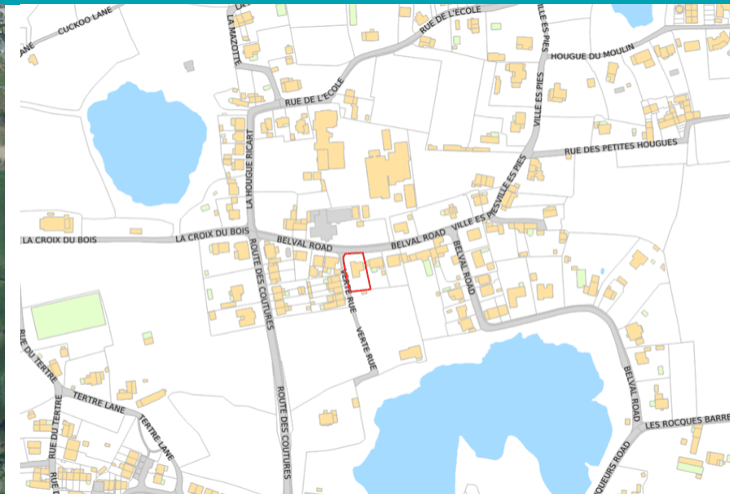
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

1.18m x 0.97m (3' 10" x 3' 2")

Entrance Hall

4.27m x 1.68m (14' 0" x 5' 6")

Lounge/Diner

6.08m x 3.59m (19' 11" x 11' 9")

Kitchen/Breakfast Room

4.23m x 2.67m (13' 11" x 8' 9")

Sun Room

5.11m x 3.11m (16' 9" x 10' 2")

Utility Room

3.27m x 2.23m (10' 9" x 7' 4")

Shower Room

2.16m x 1.44m (7' 1" x 4' 9")

Bedroom 1

4.42m x 3.03m (14' 6" x 9' 11")

Bedroom 2

3.03m x 2.71m (9' 11" x 8' 11")

Bedroom 3

3.30m x 2.42m (10' 10" x 7' 11")

Shower Room

2.55m x 1.74m (8' 4" x 5' 9")

Attic Room

4.72m x 3.76m (15' 6" x 12' 4")

Garden

To the rear of the property is a low maintenance, private garden predominantly laid to grass with a large patio area.

Parking

The brick-paved front driveway provides parking for a number of vehicles. There is also a garage/workshop.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Working fireplace
- uPVC double glazed
- Convenient location
- Spacious accommodation
- Low maintenance garden

SERVICES

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

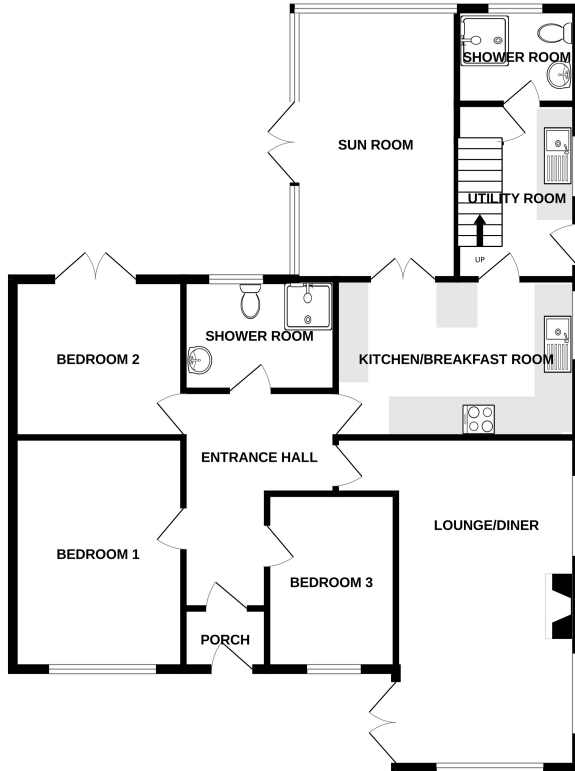
APPLIANCES INCLUDED

- AEG induction hob
- Extractor fan
- AEG double oven
- Microwave
- Integrated fridge/freezer
- Neff dishwasher

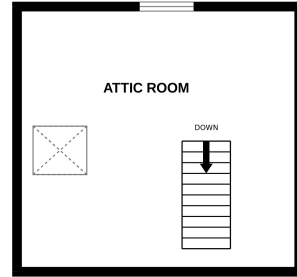
SCHOOL CATCHMENT

Vale Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



THE MULBERRYS

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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