

SOLE  
AGENT

## Little Haven

La Grande Rue | Vale | GY3 5HP

This detached family home is presented to the market in excellent condition, offering versatile accommodation with good-sized bedrooms and an impressive, open-plan social space. This low-maintenance property is located in a desirable area with L'ancrese common a short walk away and both Beaucette Marina and Bordeaux nearby. Accommodation comprises open plan lounge/kitchen/diner/snug, four bedrooms, an office area/dressing area, a bathroom and an en-suite shower-room. To the rear of the property is a large garden predominantly laid to lawn with a stone patio and a raised gravel seating area. The front driveway provides parking for a number of vehicles.

**£795,000**

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

2 BATHROOMS

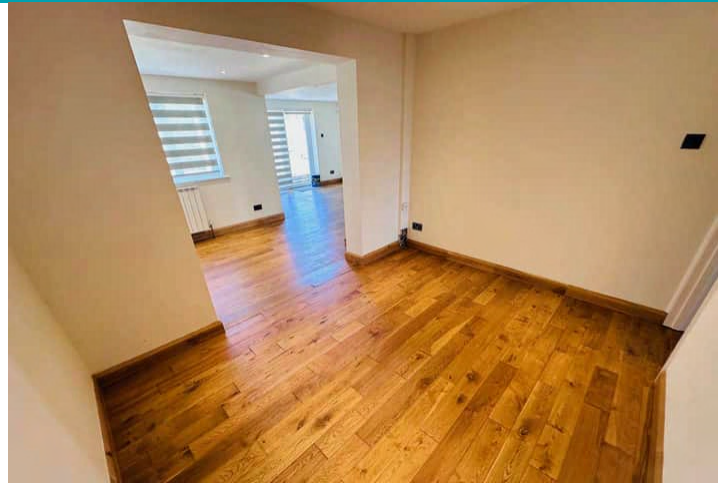
2 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993



# PHOTOS



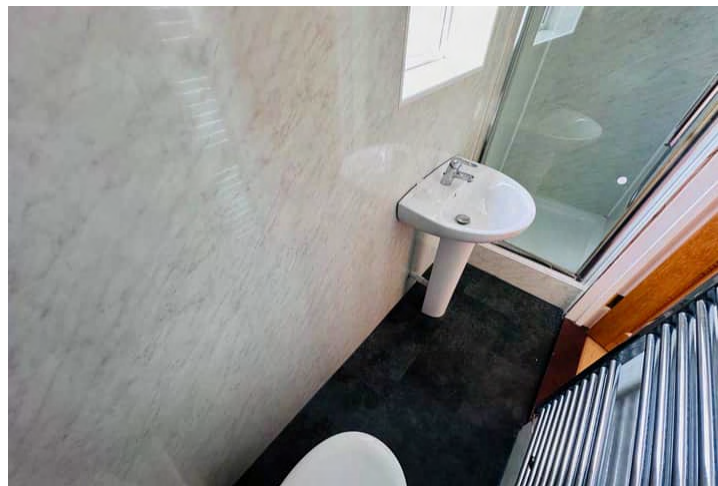
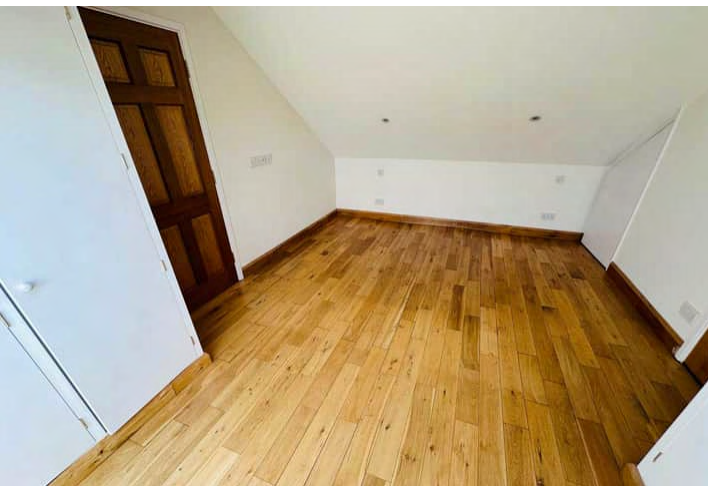
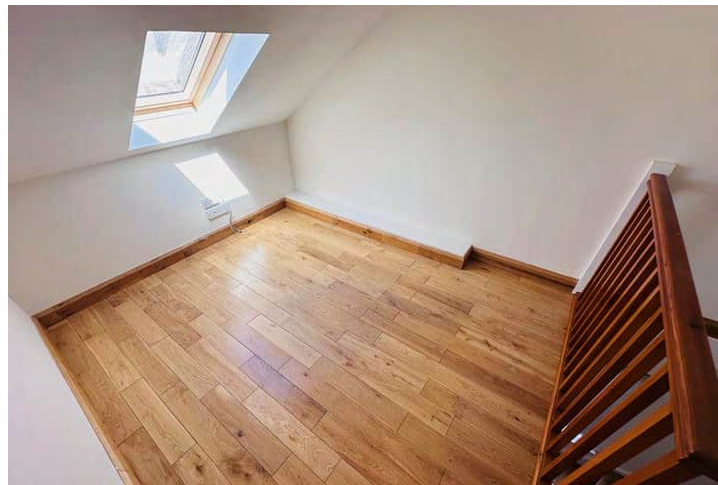
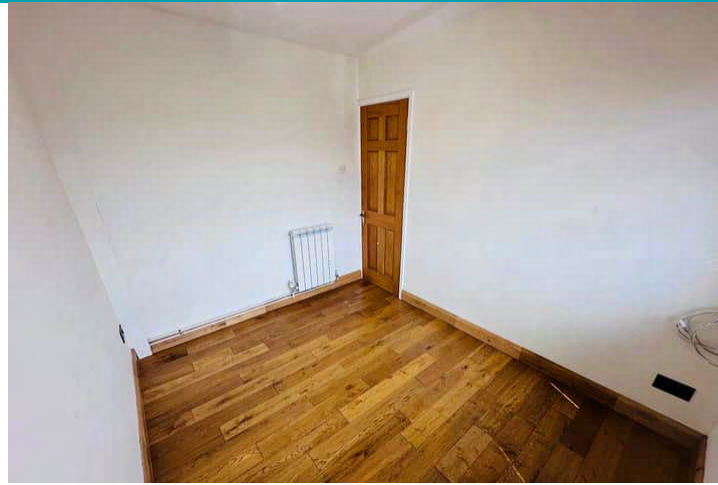
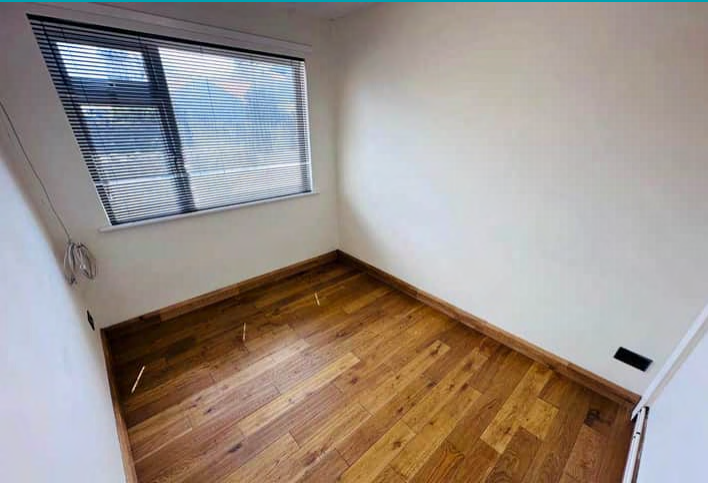


# PHOTOS





PHOTOS



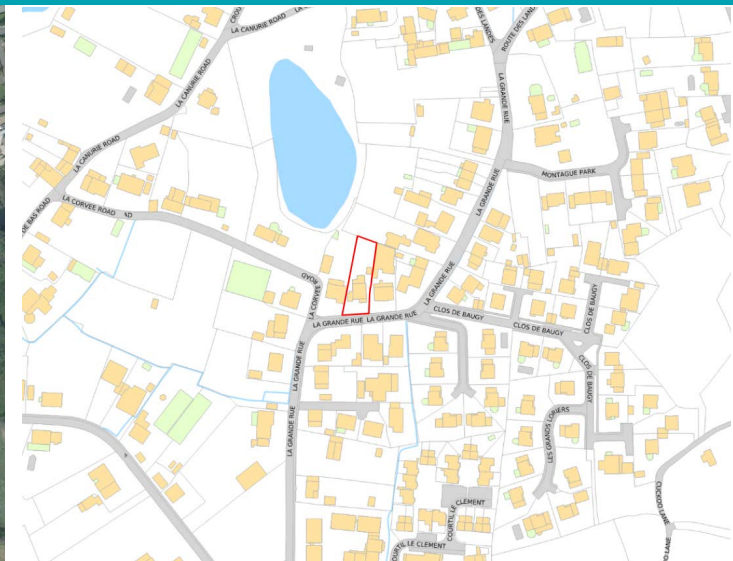


PHOTOS





# SPECIFICATIONS



## Entrance Porch

0.95m x 0.80m (3' 1" x 2' 7")

## Entrance Hall

4.84m x 1.97m (15' 11" x 6' 6")

## Kitchen

3.72m x 3.61m (12' 2" x 11' 10")

## Lounge

4.69m x 3.60m (15' 5" x 11' 10")

## Dining Room

2.86m x 2.39m (9' 5" x 7' 10")

## Snug

3.43m x 2.72m (11' 3" x 8' 11")

## Bedroom 2

4.52m x 3.28m (14' 10" x 10' 9")

## Inner Hall

3.34m x 2.43m (10' 11" x 8' 0")

## Bedroom 3

4.24m x 3.19m (13' 11" x 10' 6")

## Study/Bedroom 4

2.43m x 3.02m (8' 0" x 9' 11")

## Bathroom

1.68m x 1.60m (5' 6" x 5' 3")

## Inner Hall

3.01m x 0.80m (9' 11" x 2' 7")

## First Floor Landing Area

2.95m x 2.50m (9' 8" x 8' 2")

## Master Bedroom

5.19m x 3.51m (17' 0" x 11' 6")

## Ensuite Shower Room

2.97m x 0.88m (9' 9" x 2' 11")

## Garden

To the rear of the property is a large garden predominantly laid to lawn with a stone patio and a raised gravel seating area.

## Parking

The front driveway provides parking for a number of vehicles.

## PRICE INCLUDES

Blinds, flooring and light fittings

## SPECIAL FEATURES

- Excellent condition
- Quiet area
- Desirable location
- Abundance of parking

## SERVICES

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

## APPLIANCES INCLUDED

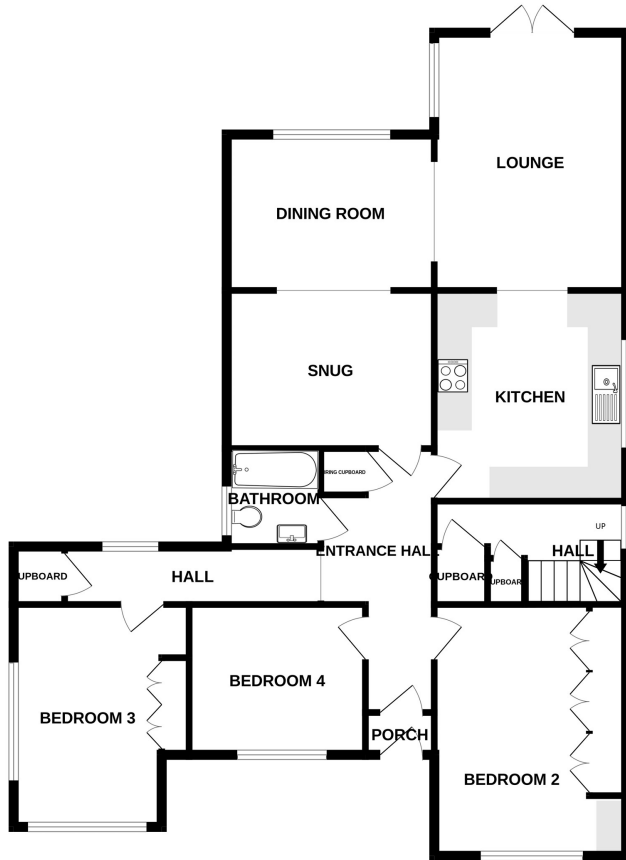
- Neff integrated microwave
- Neff single oven
- Neff four ring hob
- Neff extractor fan
- Neff fridge/freezer
- Bosch integrated dishwasher

## SCHOOL CATCHMENT

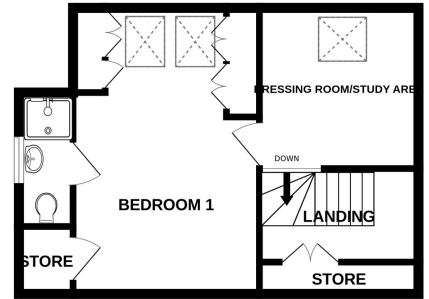
Vale Primary School and St Sampsons High School



GROUND FLOOR



1ST FLOOR



LITTLE HAVEN

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.  
Made with Metropix ©2024