



## San Lorenzo

Port Soif Lane | Vale | GY6 8AQ

This spacious, detached property is in need of modernisation but provides an excellent opportunity to create a fantastic family home in a hugely desirable location. San Lorenzo sits a few hundred meters from Port Soif beach and boasts a generous plot with a covered swimming pool. Accommodation is reverse plan and comprises large lounge with an open plan office area, kitchen/diner, conservatory, three double bedrooms with the master benefitting from an en-suite shower room, home office, bathroom and a utility room. The utility room also serves as the plant room and shower room for the pool. Please note the pool is currently drained but fully useable when refilled. The rear garden has been landscaped to create areas of raised flower beds with separate patio areas. In addition to the front drive, which can facilitate a number of vehicles, there is also a central courtyard that can be used for extra parking. However, this area is ideal for al fresco dining and socialising as it links both the kitchen/diner and the swimming pool.

**£777,000**

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993



# PHOTOS





PHOTOS





# PHOTOS



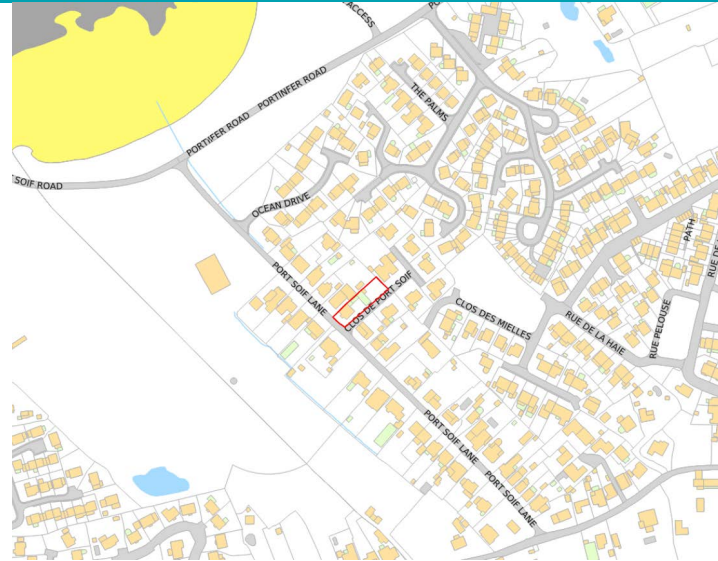
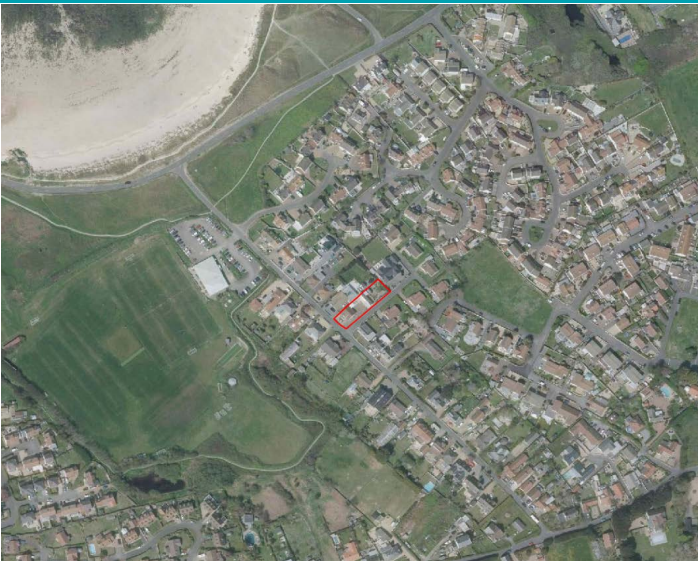


# PHOTOS





# SPECIFICATIONS



## Entrance Hall

4.42m x 2.12m (14' 6" x 6' 11")

## Kitchen

3.73m x 3.30m (12' 3" x 10' 10")

## Dining Area

4.08m x 2.97m (13' 5" x 9' 9")

## Conservatory

7.27m x 2.54m (23' 10" x 8' 4")

## Home Office

2.39m x 1.60m (7' 10" x 5' 3")

## Master Bedroom

4.41m x 4.08m (14' 6" x 13' 5")

## Ensuite

2.41m x 1.37m (7' 11" x 4' 6")

## Bedroom 2

3.61m x 3.20m (11' 10" x 10' 6")

## Bedroom 3

3.17m x 3.00m (10' 5" x 9' 10")

## Bathroom

2.17m x 1.80m (7' 1" x 5' 11")

## Lounge

8.58m x 3.73m (28' 2" x 12' 3")

## Swimming Pool Room

12.83m x 5.45m (42' 1" x 17' 11")

## Utility Room

3.57m x 2.63m (11' 9" x 8' 8")

## Garden

The rear garden has been landscaped to create areas of raised flower beds with separate patio areas.

## Parking

In addition to the front drive, which can facilitate a number of vehicles, there is also a central courtyard that can be used for extra parking. However, this area is ideal for al fresco dining and socialising as it links both the kitchen/diner and the swimming pool.

## PRICE INCLUDES

Curtains, carpets/flooring and light fittings.

## SPECIAL FEATURES

- uPVC double glazed
- Indoor swimming pool
- Abundance of parking
- Walking distance to Port Soif
- Generous plot

## SERVICES

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

## APPLIANCES INCLUDED

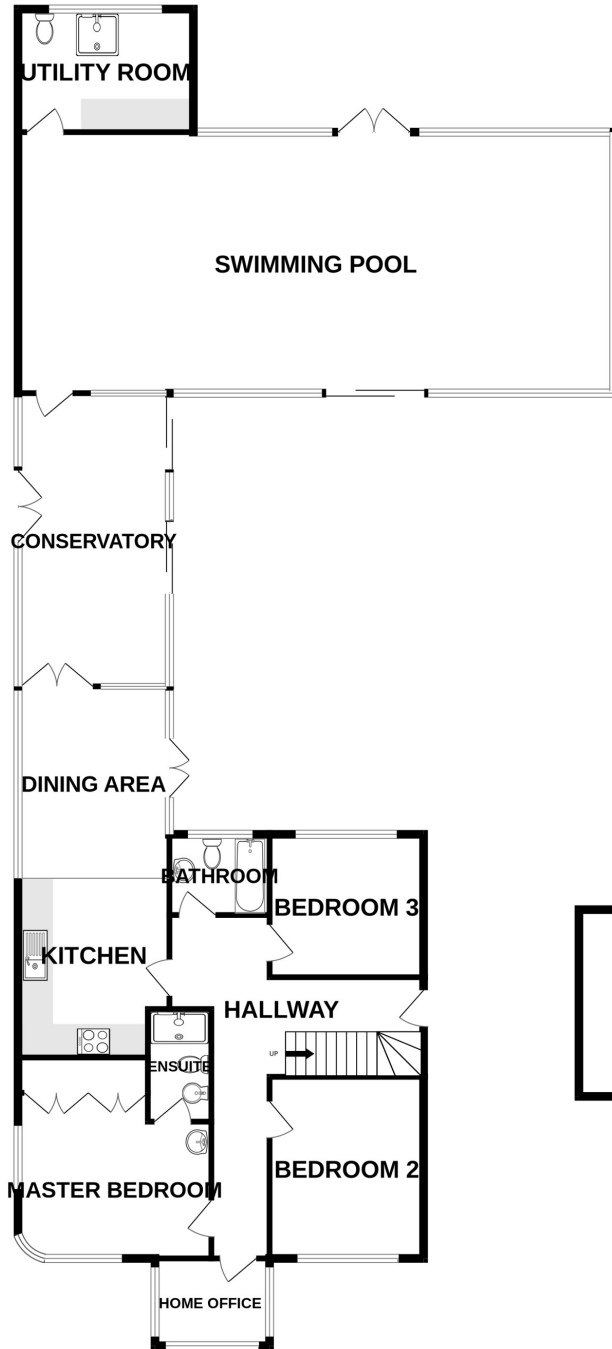
- Zanussi single oven
- Zanussi four ring hob
- Integrated fridge
- Integrated freezer
- Extractor fan
- AEG dishwasher

## SCHOOL CATCHMENT

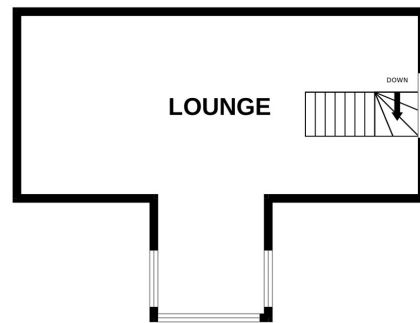
La Mare de Carteret Primary School and St Sampson High School



## GROUND FLOOR



## 1ST FLOOR



## SAN LORENZO

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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