

SOLE  
AGENT

## Nidnoi

Les Landes Clos | Landes du Marche | Vale | GY6 8DJ

This semi-detached property is presented to the market in fantastic condition having been upgraded by the current owners. Nidnoi is a light, spacious family home conveniently located at the end of a quiet clos with fields behind and a shop and bars within walking distance. Accommodation comprises large lounge, new kitchen/diner, three bedrooms, bathroom and a WC. To the rear of the property is a low-maintenance garden partially laid to artificial grass with a patio area. The front driveway provides parking for at least three vehicles while also having a seating area to catch the afternoon sunshine. There is a single car garage which can be used as a workshop or, with the correct planning application, could be converted to provide additional accommodation.

**£665,000**

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

1 BATHROOM

1 RECEPTION

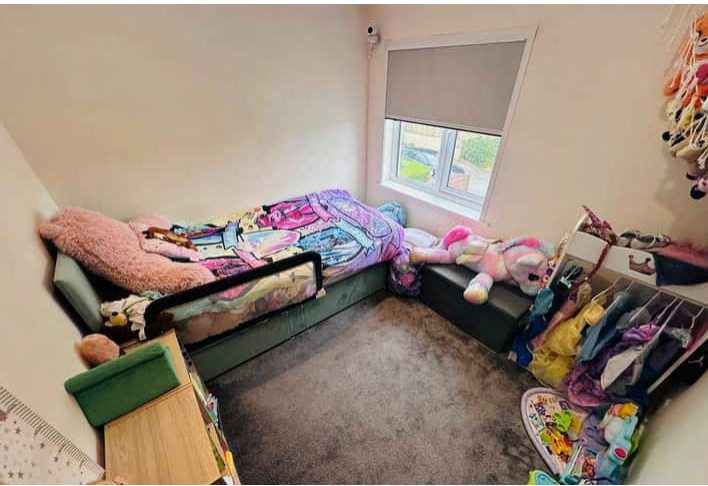
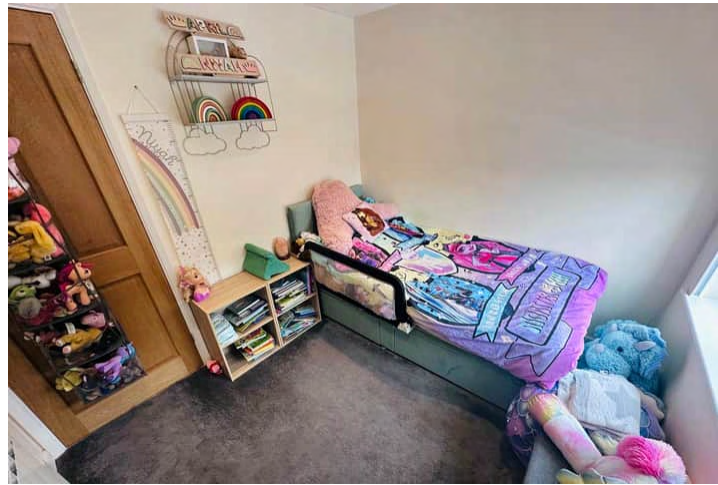
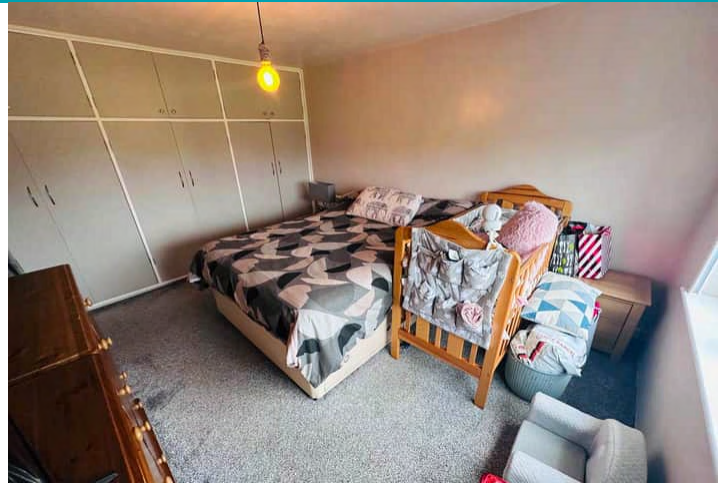
Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



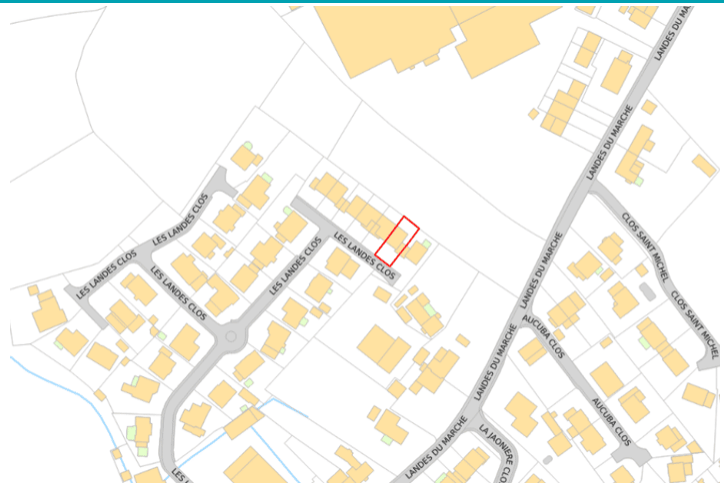
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

5.81m x 2.09m (19' 1" x 6' 10")

## Lounge

4.84m x 3.62m (15' 11" x 11' 11")

## Kitchen/Diner

5.84m x 3.35m (19' 2" x 11' 0")

## WC

1.49m x 0.87m (4' 11" x 2' 10")

## First Floor Landing

3.24m x 2.73m (10' 8" x 8' 11")

## Bedroom 1

3.95m x 3.35m (13' 0" x 11' 0")

## Bedroom 2

3.75m x 3.02m (12' 4" x 9' 11")

## Bedroom 3

2.73m x 2.44m (8' 11" x 8' 0")

## Bathroom

2.45m x 2.41m (8' 0" x 7' 11")

## Garden

To the rear of the property is a low-maintenance garden partially laid to artificial grass with a patio area.

## Parking

The front driveway provides parking for at least three vehicles. There is also a single car garage which can be used as a workshop or, with the correct planning application, could be converted to provide additional accommodation.

## PRICE INCLUDES

Blinds, carpets and light fittings

## SPECIAL FEATURES

- uPVC double glazed
- Recently upgraded
- Convenient location
- Quiet clos
- Garage/workshop

## SERVICES

Mains water, electricity and drainage. Electric heating.

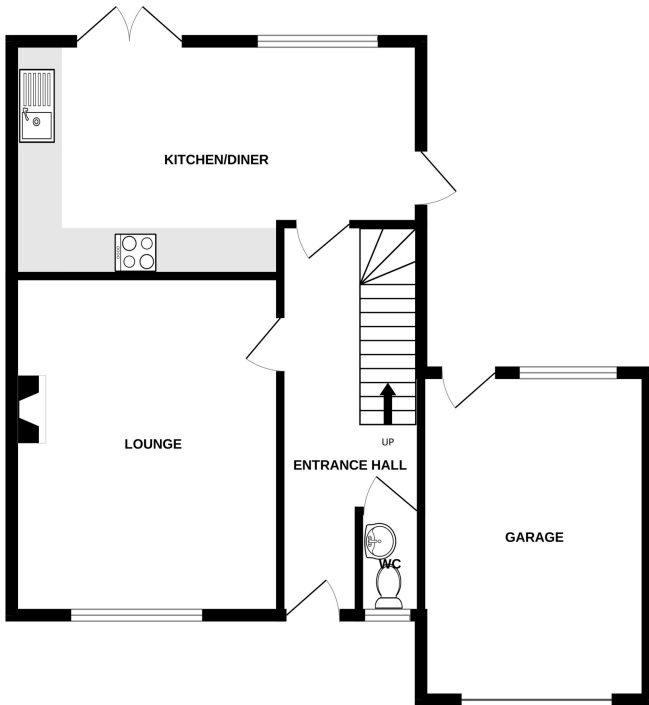
## APPLIANCES INCLUDED

- Neff oven
- Cooke & Lewis microwave
- Hisense fridge/freezer
- Cooke & Lewis extractor fan
- Cooke & Lewis halogen hob
- Integrated dishwasher

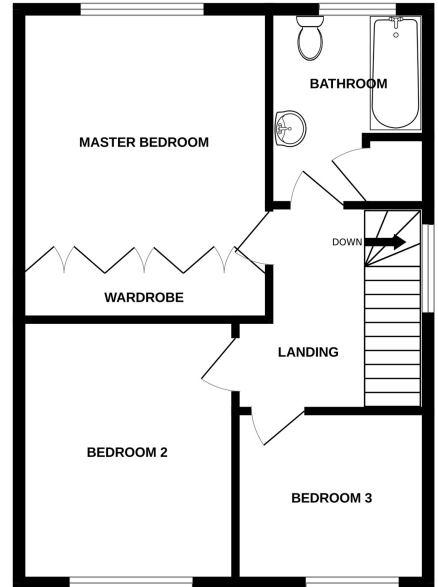
## SCHOOL CATCHMENT

Hautes Capelles Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



NIDNOI

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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