

SOLE  
AGENT

## Susquehanna

2 Courtil Des Charmes | Les Grands Marais | Vale | GY35DT

Immaculate light and spacious detached property located on a quiet clos with L'Ancrese Common and Bordeaux both within a short walk away. Accommodation comprises large lounge/diner, kitchen, conservatory, two double bedrooms, one single bedroom/office, ensuite shower, family bathroom and WC. To the rear of the property is a low maintenance garden laid to lawn with a patio area. In addition to the garage, there is parking for two vehicles. Regret no smokers or pets. Available beginning of October 2025.

3 BEDROOMS

2 BATHROOMS

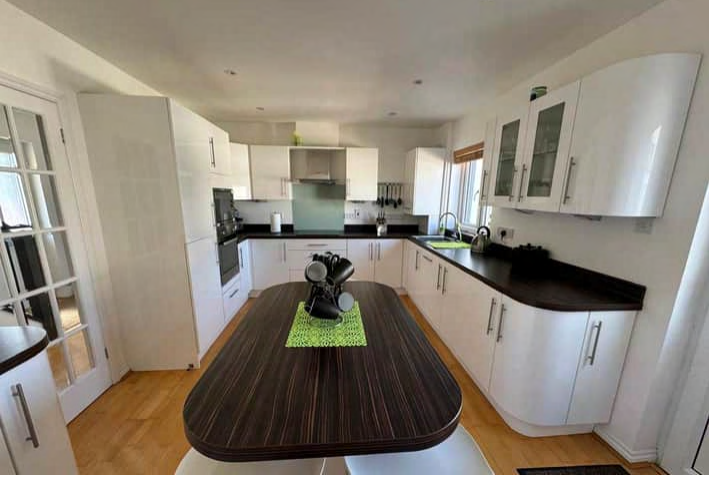
2 RECEPTIONS

**£2,850 pcm**

Shields  
& Rutland



PHOTOS





PHOTOS



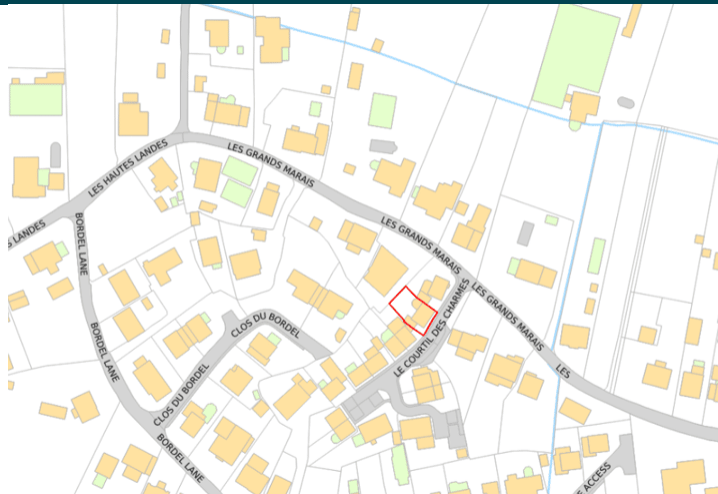
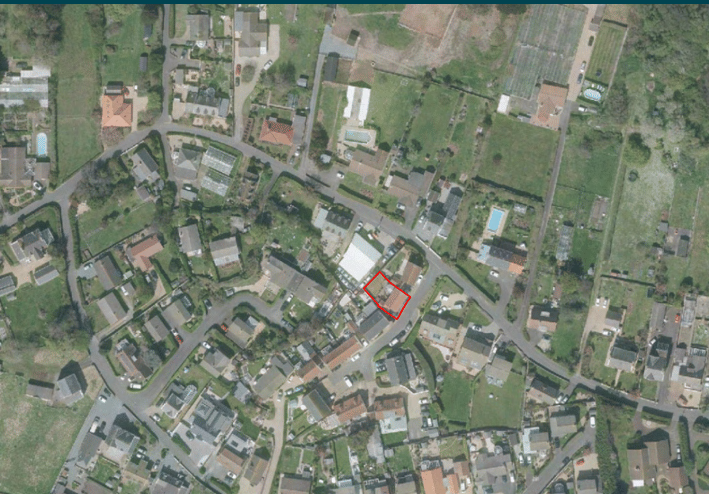


PHOTOS





# SPECIFICATIONS



## Entrance Hall

7.75m x 1.87m (25' 5" x 6' 2")

## Lounge/Diner

5.32m x 3.28m (17' 5" x 10' 9")

## Kitchen

4.75m x 3.35m (15' 7" x 11' 0")

## Conservatory

3.65m x 3.99m (12' 0" x 13' 1")

## First Floor Landing

2.88m x 1.86m (9' 5" x 6' 1")

## Master Bedroom

3.39m x 3.36m (11' 1" x 11' 0")

## Ensuite Shower

1.78m x 0.82m (5' 8" x 2' 8")

## Bedroom 2

3.77m x 2.74m (12' 4" x 9' 0")

## Bedroom 3/Office

2.72m x 2.39m (8' 11" x 7' 10")

## Bathroom

2.31m x 1.84m (7' 7" x 6' 0")

## Garden

To the rear of the property is a low maintenance garden laid to lawn with a patio area.

## Parking

In addition to the garage, there is parking for two vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Quiet clos
- Light and spacious
- Low maintenance garden
- Convenient location
- Immaculately presented

## SERVICES

Mains water, electricity and drainage. Gas central heating.

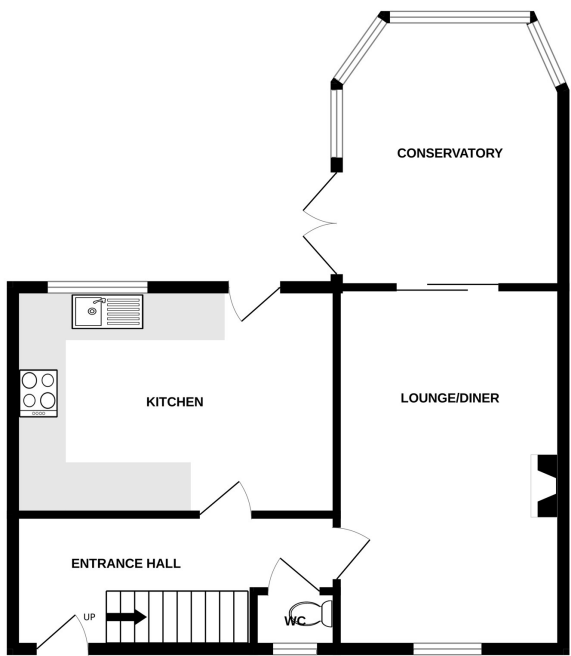
## APPLIANCES INCLUDED

- Extractor fan
- Four ring hob
- Oven
- Microwave
- Fridge/freezer
- Washing machine

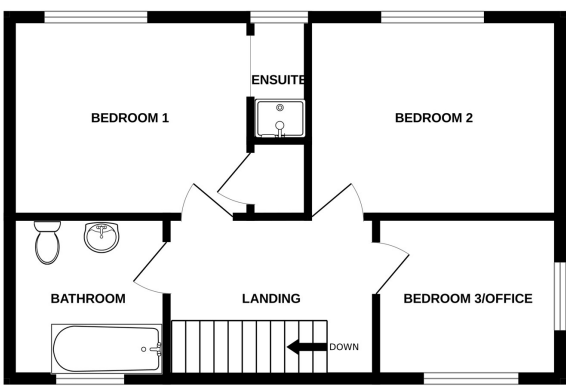
## SCHOOL CATCHMENT

Vale Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



SUSQUEHANNA

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