

SOLE  
AGENT

## Beaulieu

Route de la Charruee | Vale |

This detached family home is in need of total refurbishment but benefits from huge potential while being in a desirable and convenient location. Beaulieu is currently a two bedroom property but it could easily become so much more. There are two spacious reception rooms, one of which could easily be divided to allow for a third bedroom and there is also the possibility of converting the attic, with the relevant permissions. Accommodation comprises large lounge/diner, kitchen/breakfast room, family room, conservatory, two double bedrooms, a bathroom and a shower room/utility. To the rear of the property is a low maintenance garden laid to lawn with a greenhouse and access to the parking area at the side, which could become more garden if so required. There is also a large block built garage/workshop with full power and lighting. The front garden is full of mature plants and leads to a large gravel area which provides parking for a number of vehicles.

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2 BEDROOMS

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1 BATHROOM

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2 RECEPTIONS

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**£670,000**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993

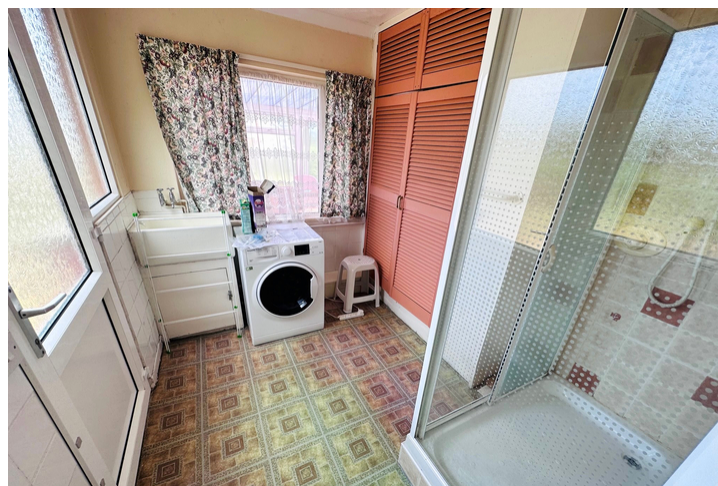


PHOTOS





PHOTOS



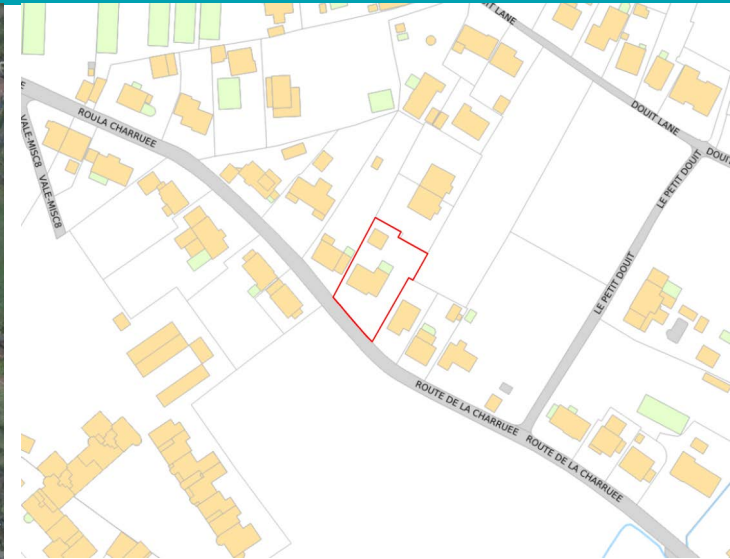


# PHOTOS





# SPECIFICATIONS



## Entrance Hall

4.19m x 1.48m (13' 9" x 4' 10")

## Lounge/Diner

8.71m x 3.65m (28' 7" x 12' 0")

## Kitchen

4.02m x 3.99m (13' 2" x 13' 1")

## Family Room

6.29m x 3.94m (20' 8" x 12' 11")

## Conservatory

5.30m x 3.76m (17' 5" x 12' 4")

## Side Porch

1.75m x 1.11m (5' 9" x 3' 8")

## Utility/Shower Room

2.74m x 2.38m (9' 0" x 7' 10")

## Bedroom 1

4.29m x 3.66m (14' 1" x 12' 0")

## Bedroom 2

3.95m x 3.72m (13' 0" x 12' 2")

## Inner Hall

1.49m x 0.60m (4' 11" x 2' 0")

## Bathroom

2.11m x 1.94m (6' 11" x 6' 4")

## Garage

5.58m x 5.58m (18' 4" x 18' 4")

## Garden

To the rear of the property is a low maintenance garden laid to lawn with a greenhouse and access to the parking area at the side, which could become more garden if so required. There is also a large block built garage/workshop with full power and lighting. The front garden is full of mature plants.

## Parking

The large gravel area provides parking for a number of vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Large attic
- Convenient location
- Low maintenance garden
- Spacious accommodation

## SERVICES

Mains water, electricity and gas. Cesspit drainage.

## APPLIANCES INCLUDED

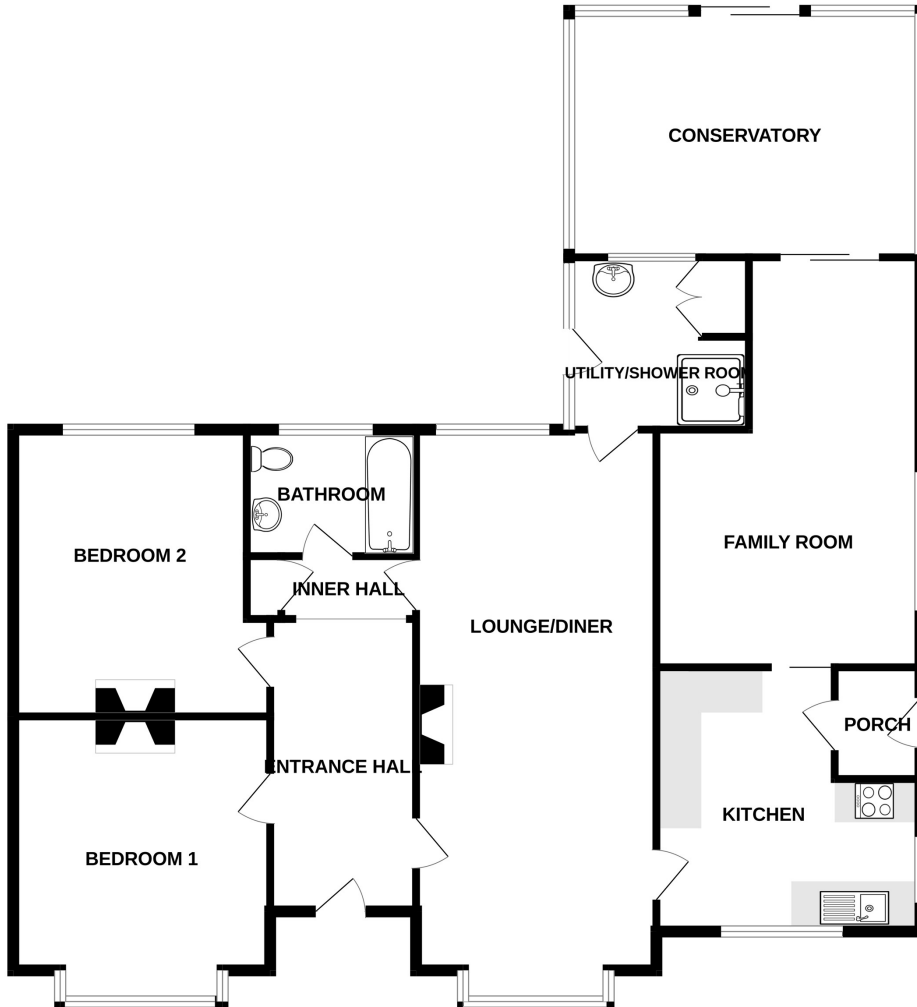
- Neff dishwasher
- Double oven with gas hob
- Extractor fan
- Integrated fridge
- Integrated freezer

## SCHOOL CATCHMENT

La Mare de Carteret Primary School and St Sampsons High School



## GROUND FLOOR



BEAULIEU

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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