

Ref: LS 1216

SELVA, LE ROCHER LANE

Price: £725,000

VALE



Maxwell
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SELVA

VALE

Wonderful Opportunity to purchase this 3 Bedroom Detached Bungalow Family Home with Single Garage and ample parking for quite a few cars.

The Family Home is situated in the parish of the Vale, benefits include Contemporary styled interior, standing on a good size plot with a large rear sunny aspect paved patio garden.

Ideal property for those of you downsizing or moving up the property ladder.

Plenty of scope to incorporate your own design ideas either Interior or Exterior.

THE PROPERTY IS PRICED TO SELL.

No ongoing forward sale.

Living Accommodation

Entrance Hall, Living Room, Dining Room, Kitchen, Family Bath / Shower room, Master Bedroom with en-suite Shower room, Bedroom 2 and 3, W.C. Conservatory / Sun Room

Single Garage



Mains water, electricity and drain.

Electric central heating.

Double glazing.

Includes all white goods.

A three bedroom detached family bungalow conveniently situated in the parish of the Vale enjoying a superb position with quiet lanes nearby to walk in and enjoy the countryside. Well maintained and decorated throughout. This smart and comfortable family home benefits from electric central heating and double glazing. With the added advantage of ample parking for and a single garage at the front of the property.

Entrance Hallway 7.58m x 1.04m

Doors off to 2 bedrooms, bath shower room, Living Room, Dining Room, W.C. Conservatory and Kitchen.

Master Bedroom 3.59m x 3.39m

Window overlooking rear patio paved garden. Large fitted wardrobes across one wall with matching bedside cabinets and chest of drawers, Wood Laminate flooring.

En-Suite Shower Room 2.83m x 1.64m

Window to side aspect, Wood Laminate flooring, Enclosed Shower, Vanity Unit with in built sink, W.C.

Utility Area 2.99m x 2.08m

Window to side aspect, Wood Laminate flooring, Plumbing for washing machine / tumble dryer, Doors off to Master Bedroom and outside.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this text.



Bath / Shower room 3.49m x 1.81m

Four piece suite comprising bath , wash hand basin set on vanity unit, Shower, toilet. Fully tiled walls and flooring. Windows to side aspect.

Bedroom 3 3.34m x 2.12m

Window to rear patio garden aspect, fitted carpet.

W.C. 1.95m x 1.01m

2 piece suite comprising wc and hand basin.

Living Room 4.34m x 5.93m

Large patio doors overlooking the front aspect, fitted carpet, TV / SAT points.

Dining Room 3.40m x 3.33m

Patio doors to rear patio garden, laminated wood flooring.

Bedroom 2 4.38m x 3.04m

Window to rear patio garden, run of fitted wardrobes with matching drawers, fitted carpet.

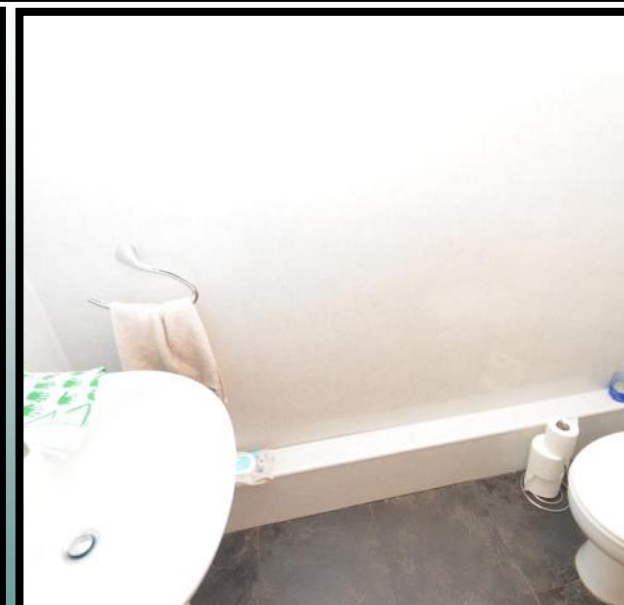
Kitchen 3.95m x 2.67m

Fitted with a range of wood floor and wall units with worktops over incorporating a sink unit, tiled splashbacks, door through to Utility area.

Conservatory / Sun Room 4.00m x 4.05m

Super room just to relax in, door into main family home.

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Exterior

The property is approached from the lane over a gravel driveway which leads onto the ample parking area in front of Selva for quite a few cars. Access to Single Garage.

To the rear of the property, there is a paved patio which leads onto a Jacuzzi and wooden shed area, Fencing surround giving a good degree of privacy.



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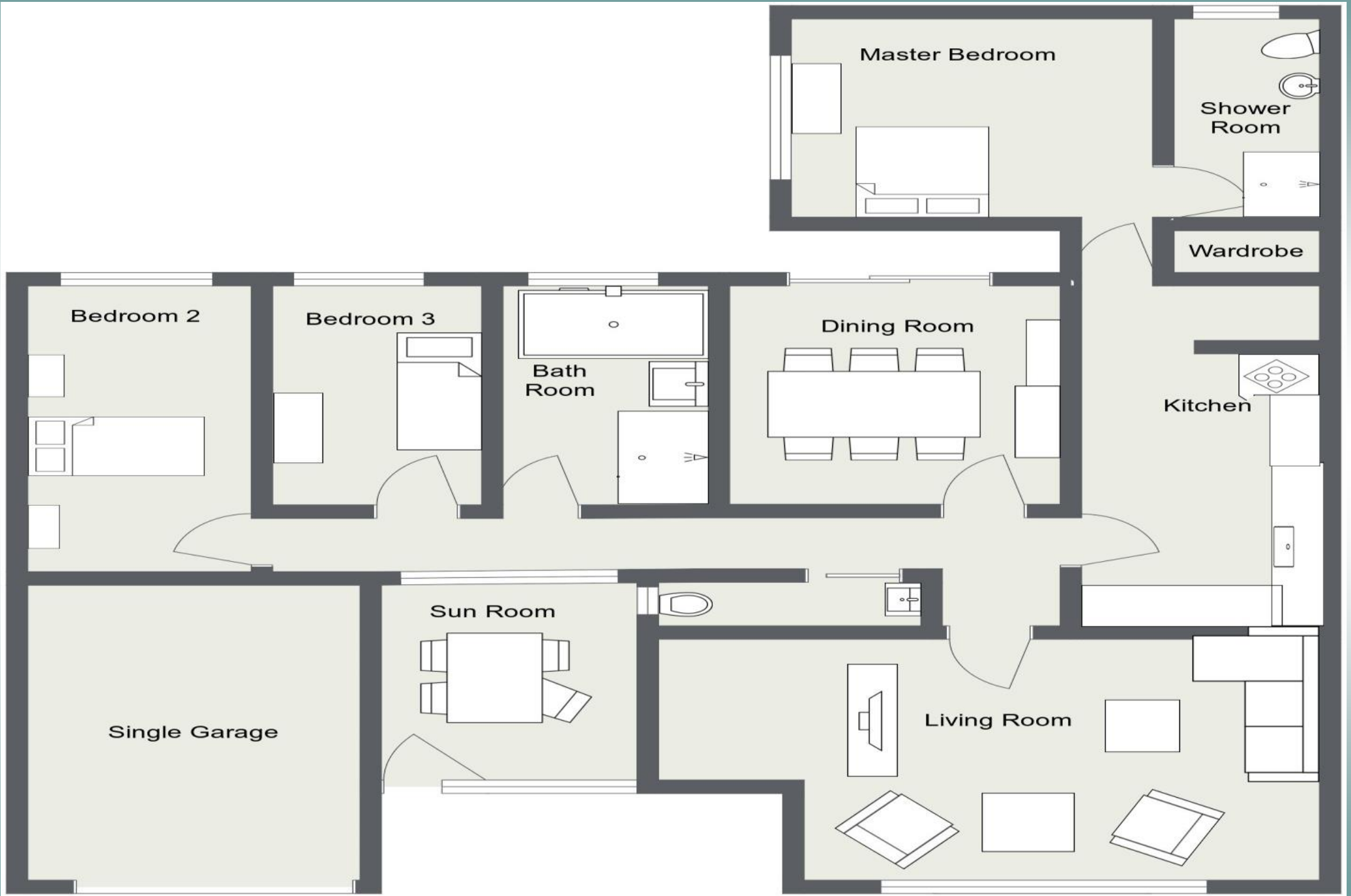












ADDITIONAL INFORMATION

TRP: TBA

PERRY'S REF: 9 E4

SUNNY ASPECT FRONT AND REAR GARDENS.

PARKING TO THE FRONT OF THE PROPERTY.

QUIET AREA.

THE PROPERTY OFFERS SCOPE TO INCORPORATE YOUR OWN DESIGNS.

ELECTRIC CENTRAL HEATING.

SERVICES

MAIN ELECTRIC, MAIN DRAINS, MAINS WATER.

VIEWINGS

STRICTLY BY APPOINTMENT WITH

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