



St Agnes, Cloverley, La Grande Route De Faldouet, St. Martin

Asking £1,040,000

BROADLANDS

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St Agnes, Cloverley, La Grande Route De Faldouet

- Country cottage with lots of character
- Relaxing living room with double doors to garden
- Spacious eat in kitchen/family room
- Three double bedrooms
- Two bathrooms including one ensuite
- Beautiful private garden
- Garage and two parking spaces
- Rural location
- One of six properties in a select close
- Sole agent
- WhatsApp Don 07829 917172 /
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St Agnes, Cloverley, La Grande Route De Faldouet

Nestled in a serene rural setting, and part of a small close of similar properties - this enchanting cottage has so much character and charm.

The accommodation comprises a relaxing living room - with double doors leading to a beautiful private garden - a spacious eat-in kitchen, three double bedrooms, and two bathrooms.

The property comes with a garage, two designated parking spaces, and ample visitor parking.

The popular tea room at Ransoms Garden Centre is a stones throw away and a frequent bus route runs in front of the development.





Living

Welcoming hallway with doors to living room and kitchen/family room. Main reception room with windows to front and double doors to garden. Feature functional fireplace. Beautiful country kitchen with Belfast sink and high and low units with integrated appliances including electric aga, extractor, fridge, freezer, dishwasher and washing machine. Spacious dining area to rear. Windows to front and rear and door to garden.

Sleeping

Three double bedrooms - one en suite. House bathroom with bath, wash hand basin and WC. En suite has large walk in shower, wash hand basin and WC.

Outside

Established, well designed garden with a selection of trees and shrubs gets sun in the summer from 10am to 8pm. Single garage and two designated parking spaces. Note there is a gate from the garden that takes you directly to the parking area as an alternative access route.

Services

All mains. Pump installed to help water flow. OFCH with own tank. Service charge £100 per month covers power and gardening in the communal areas.

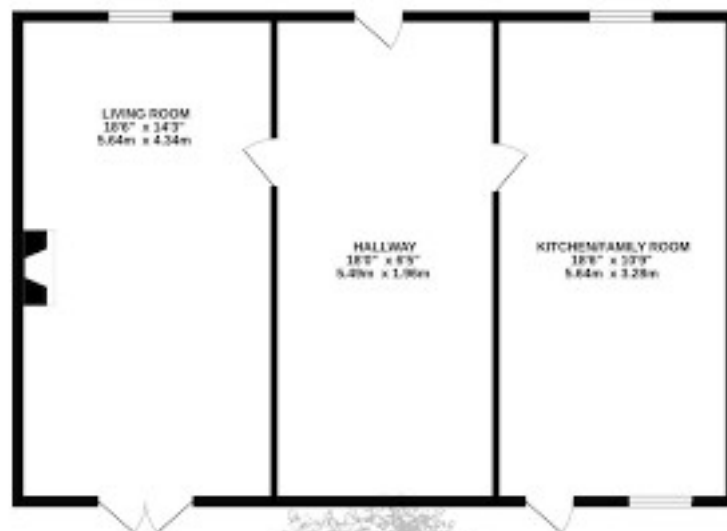
Education

The house is in the catchment area for St Martin primary and Grainville secondary schools.

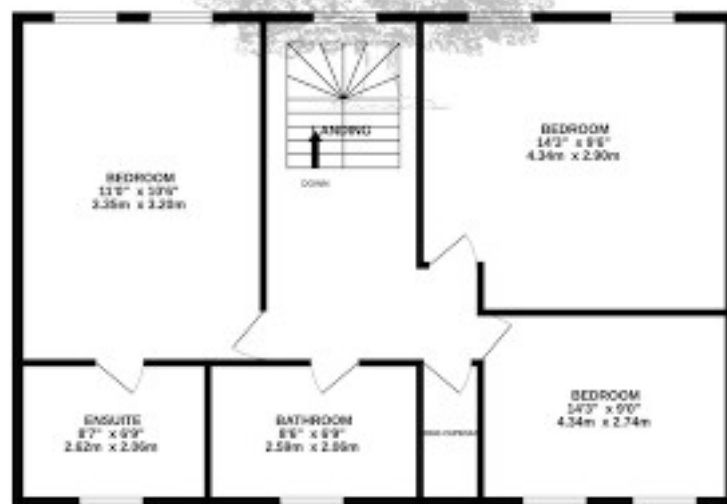




GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA: 1904 sq.ft. (176.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the European standard floor 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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