£869,000

Local Market

Footnote

Castel



Cranfords are delighted to bring Footnote to the local market. Ideally positioned just minutes from Grande Rocque Beach and Guernsey's stunning west coast, this beautifully presented chalet bungalow offers an exceptional opportunity to acquire a true move-in ready home in a highly desirable location. Lovingly maintained to a high standard throughout, the property provides spacious, bright and airy accommodation with a practical and thoughtfully designed layout. To make the most of the surrounding outlook, the principal living areas are situated on the first floor, while the bedrooms are located on the ground floor. The first floor comprises a generous sitting room opening onto a balcony, a well-appointed fitted kitchen, and a separate WC. On the ground floor are three bedrooms, a family bathroom, a separate shower room, a delightful sun lounge, and a useful utility cupboard. Externally, the property continues to impress with a good-sized single garage, ample parking for several vehicles, and attractive,

- 3 Bedrooms
- 2 Bathrooms
- Close To Local Amenities
- Light and Airy Throughout
- Beautifully Maintained Property
- Parking For 4 Vehicles
- Close to West Coast Beaches
- Brilliant Location
- Many Options For Multi Generational Living
- TRP 211
- LR - 3384

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low-maintenance gardens. The enclosed patio and gravelled garden provide the perfect space for children, pets, and outdoor entertaining. Offering an enviable combination of location, presentation and practicality, Footnote would make an ideal family home supporting multi-generational living, a superb buy-to-let investment, or a convenient lock-up-and-leave property.Â Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.









Accommodation

Ground Floor

Entrance Hall
15' 0" x 6' 9" (4.57m x 2.06m)

Garage
16' 6" x 7' 10" (5.03m x 2.39m)

Utility
Appliances include Hotpoint washing machine, Bosch tumble dryer.
7' 6" x 3' 3" (2.29m x 0.99m).

Shower Room
7' 3" x 7' 1" (2.21m x 2.16m)

Shower Room Jack and JIll
11' 0" x 8' 4" (3.35m x 2.54m)

Bedroom 1
max.
18' 0" x 15' 0" (5.49m x 4.57m)

Bedroom 2
11' 2" x 10' 0" (3.40m x 3.05m)

Bedroom 3
13' 4" x 8' 3" (4.06m x 2.51m)

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Sun Lounge
19' 0" x 8' 0" (5.79m x 2.44m)

First Floor

Landing
10' 2" x 6' 9" (3.10m x 2.06m)

Kitchen
Appliances include AEG induction hob, NEFF cooker hood, Bosch dishwasher, NEFF integrated fridge/freezer.
13' 7" x 10' 0" (4.14m x 3.05m).

Lounge/Diner
24' 0" x 15' 0" (7.32m x 4.57m)

Balcony
5' 1" x 3' 6" (1.55m x 1.07m)

Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Services

Mains electricity, water and drainage.

POSESSION

By arrangement.

VIEWING

Strictly by appointment.

PLEASE NOTE

-
If the recipient of these details should be party to negotiations or actions which seek to preclude, or are

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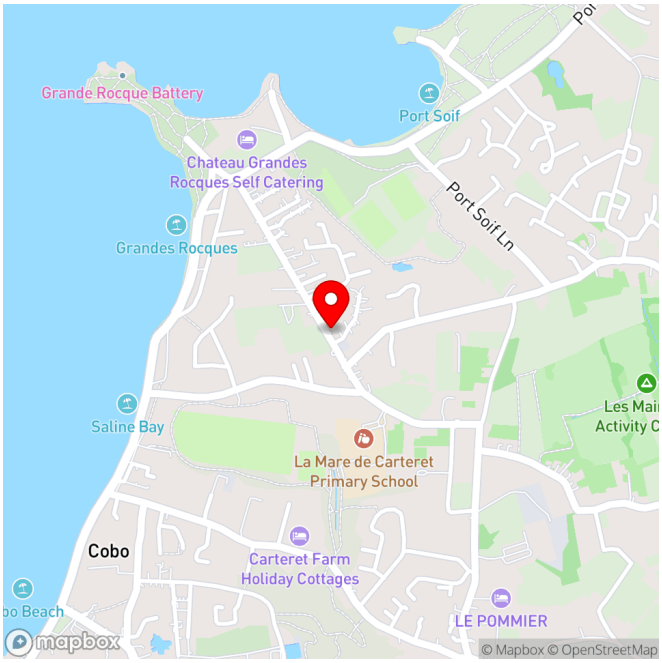
Castel

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