

£749,000  
Freehold



**Cranfords**  
Estate Agents



### Features

- Enclosed Front Garden
- Modern 2000s Build
- Generous Living Space
- Well Maintained By Current Owners
- Parking For Up To 4 Vehicles
- Single Garage With Power & Electric Door
- LR3372
- TRP 172

### Summary of Property

Newly offered to the local market, Argeles is a well-constructed three-bedroom home, built in the early 2000s and therefore meeting modern building standards. The property is conveniently situated just off Route Militaire, within easy reach of a range of local amenities. The ground floor offers well-balanced and versatile accommodation, beginning with a welcoming entrance hall. There is a separate dining room which could alternatively be utilised as a ground floor double bedroom, depending on individual requirements. The spacious lounge provides ample room for both living and dining arrangements and leads through to a conservatory at the rear, creating an additional reception space. The well-equipped kitchen is complemented by a practical utility room, which also incorporates a ground floor W/C. A generously sized integral garage completes the ground floor accommodation. Upstairs, the property offers three comfortable double bedrooms, all benefiting from built-in storage. Bedroom one features an en-suite shower room, while a family bathroom is conveniently located off the landing to serve the remaining bedrooms. This is a fantastic opportunity to acquire a versatile and well-located home. To arrange your viewing, please contact Cranfords on 01482 243878.

## Room Descriptions

### Ground Floor

#### Lounge

26' 5" x 11' 8" (8.05m x 3.56m)

#### Dining Room

13' 4" x 8' 9" (4.06m x 2.67m)

#### Cloaks / Utility

7' 0" x 6' 7" (2.13m x 2.01m)

#### Kitchen

12' 0" x 7' 9" (3.66m x 2.36m)

#### Garage

15' 6" x 8' 6" (4.72m x 2.59m)

#### Conservatory

11' 5" x 11' 4" (3.48m x 3.45m)

### FIRST FLOOR

#### Master Bedroom

13' 2" x 10' 0" (4.01m x 3.05m)

#### Master En Suite

10' 7" x 5' 9" (3.23m x 1.75m)

#### Bedroom 2

14' 4" x 8' 9" (4.37m x 2.67m)

#### Bedroom 3

11' 8" x 10' 6" (3.56m x 3.20m)

#### Bathroom

5' 2" x 5' 8" (1.57m x 1.73m)

### Services

Mains electricity, water and drainage. Electric central heating.

### price includes

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

### Possession

By arrangement.

### viewing

Strictly by appointment.

### Please note

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



## Material Information

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

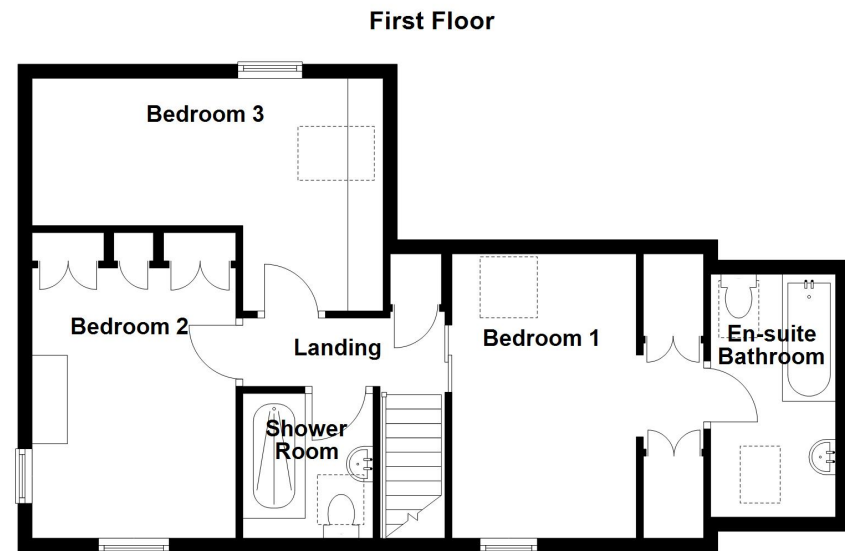
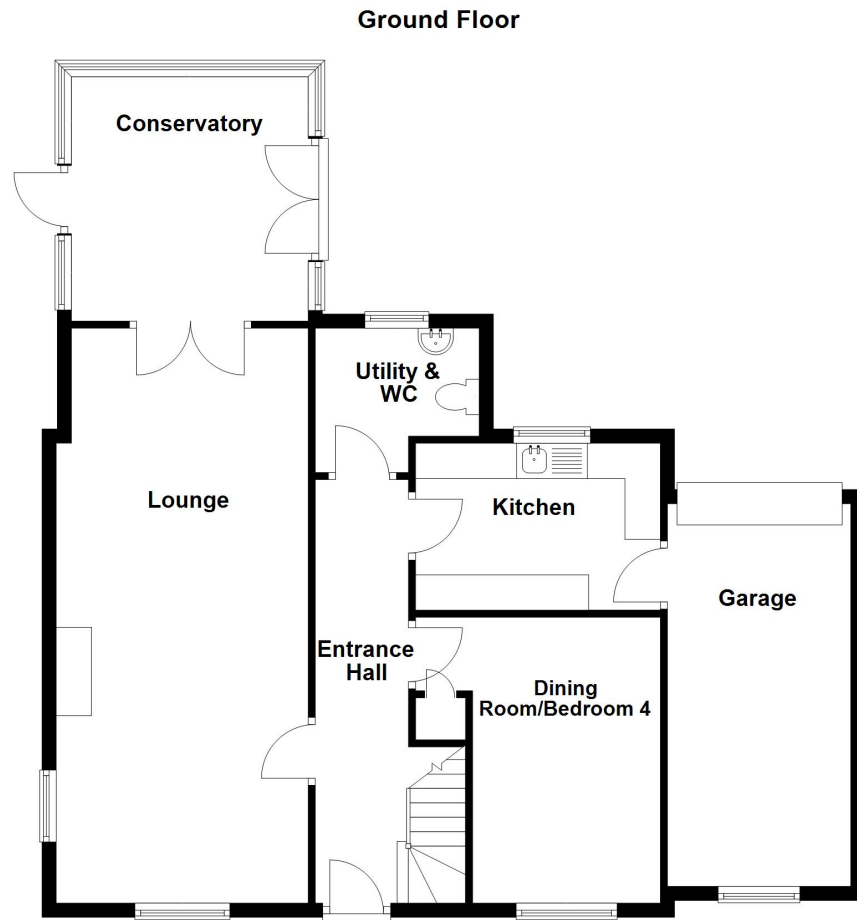
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



# Floorplan



**PLEASE NOTE:**

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.