

MAWSON COLLINS

PROPERTY SPECIALISTS

£775,000



Auberge, Landes Du Marche, Vale

Perry's guide reference: 9 F4



- Detached Bungalow With Up To 4 Beds, 2 Baths
- Beautifully Presented Throughout
- Wraparound Enclosed Gardens
- Summerhouse, Shed & Greenhouse
- Parking For Several Vehicles
- TRP 164

Description

An immaculately presented, light and spacious detached bungalow providing excellent family accommodation, conveniently located close to local amenities.

Renovated to a high standard throughout by the current owners, the accommodation includes a stylish kitchen, with separate dining room, a sizeable lounge, three double bedrooms, a shower room and family bathroom, in addition to a gym/snug which could be utilised as a further bedroom or alternatively converted back to a garage.

Externally, the enclosed garden surrounds the property and is laid to a combination of hard paving and lawn, with a summerhouse and a laundry/utility room. To the front there is parking for several vehicles.

A stunning home, viewing very highly recommended by Mawson Collins Limited.











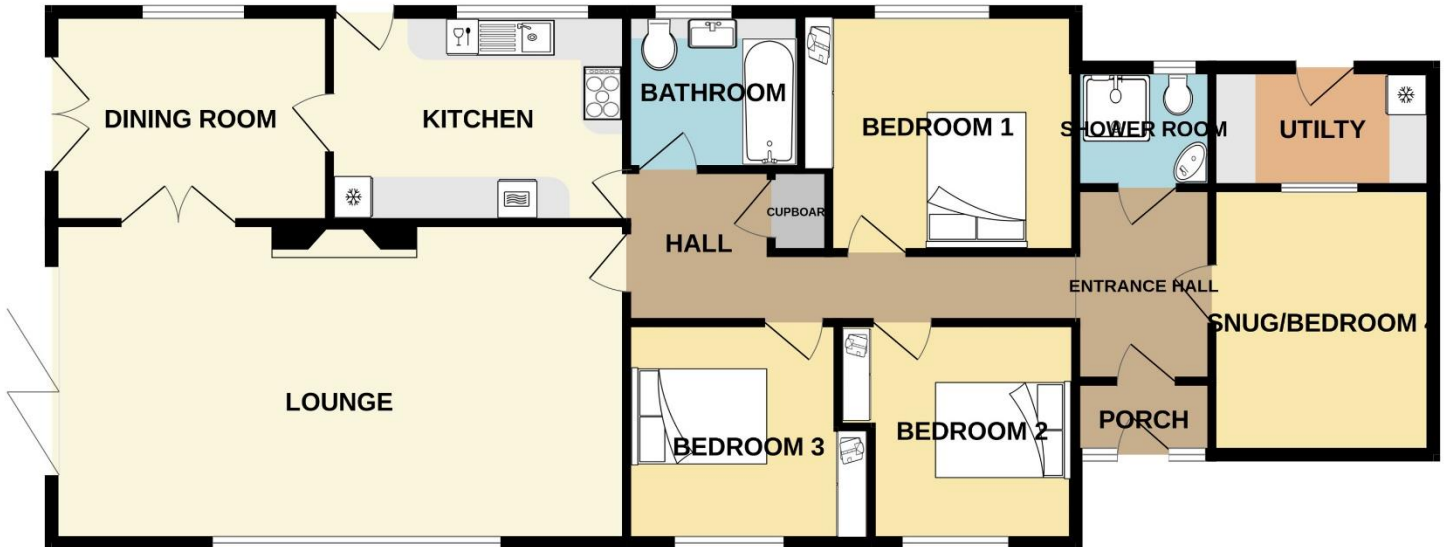








GROUND FLOOR



Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

Rangemaster Infusion electric oven and hob

Wall-mounted extractor fan

AEG integrated dishwasher

AEG integrated fridge/freezer

AEG integrated microwave oven

Hotpoint free-standing fridge/freezer (utility room)

Room Measurements

Entrance Porch	5' 10" x 3' 1" (1.77m x 0.93m)
Entrance Hall	9' 0" x 5' 11" (2.75m x 1.81m)
Bedroom 4	11' 1" x 9' 7" (3.37m x 2.92m)
Shower Room	6' 3" x 4' 8" (1.90m x 1.41m)
Bedroom 3	10' 0" x 8' 7" (3.04m x 2.61m)
Bedroom 1	11' 11" x 9' 11" (3.63m x 3.02m)
Bedroom 2	10' 8" x 10' 0" (3.25m x 3.04m)
Bathroom	6' 9" x 6' 7" (2.05m x 2.01m)
Lounge	24' 1" x 14' 1" (7.33m x 4.29m)
Dining Room	11' 11" x 9' 11" (3.64m x 3.02m)
Kitchen	12' 2" x 7' 11" (3.71m x 2.41m)
Utility/Laundry Room	8' 10" x 5' 1" (2.70m x 1.54m)



Possession

By arrangement.

Services

Mains water, electricity and drainage.
Oil central heating. uPVC double glazing.

The property is of cavity construction.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.