





## CHARMING FAMILY HOME

This delightful family home in Georgian style, exudes both elegance and warmth with its tastefully curated decor. The artistic flair of the current owners is evident throughout, lending the interior a charming and instantly inviting atmosphere.

The ground floor features a bright and airy entrance hall, spacious eat-in kitchen, complemented by a convenient utility room, adding to its practical appeal. Additionally, there are two reception rooms, one of which is adorned with a cozy wood burner, library wall and opens up to the patio through French doors. The second reception room would be perfect for formal dining room or snug. Completing the ground floor is a cloakroom.

Ascending to the first floor, there are two spacious double bedrooms, with the main bedroom enjoying the luxury of an en-suite bathroom with separate shower. This floor also accommodates a family bathroom, which also has a separate shower, and an area perfect for a small office space.

The second floor offers two more double bedrooms, along with the added convenience of a WC and washbasin.

Externally, the property has a wrap-around patio garden, with the largest terrace facing Westward for optimal sunlight exposure.

Additionally, this property features a single garage, parking space for one car, and ample local parking is available close by.

Located in the heart of St. Lawrence Village, it offers convenient access to a nearby bus stop connecting to all major schools. The local shop, charming pub, Moignard Liberation Garden with pétanque terrain and beautiful Parish Church are also just a stone's throw away.

This wonderful property is ready for a new family to call home and viewings come highly recommended.















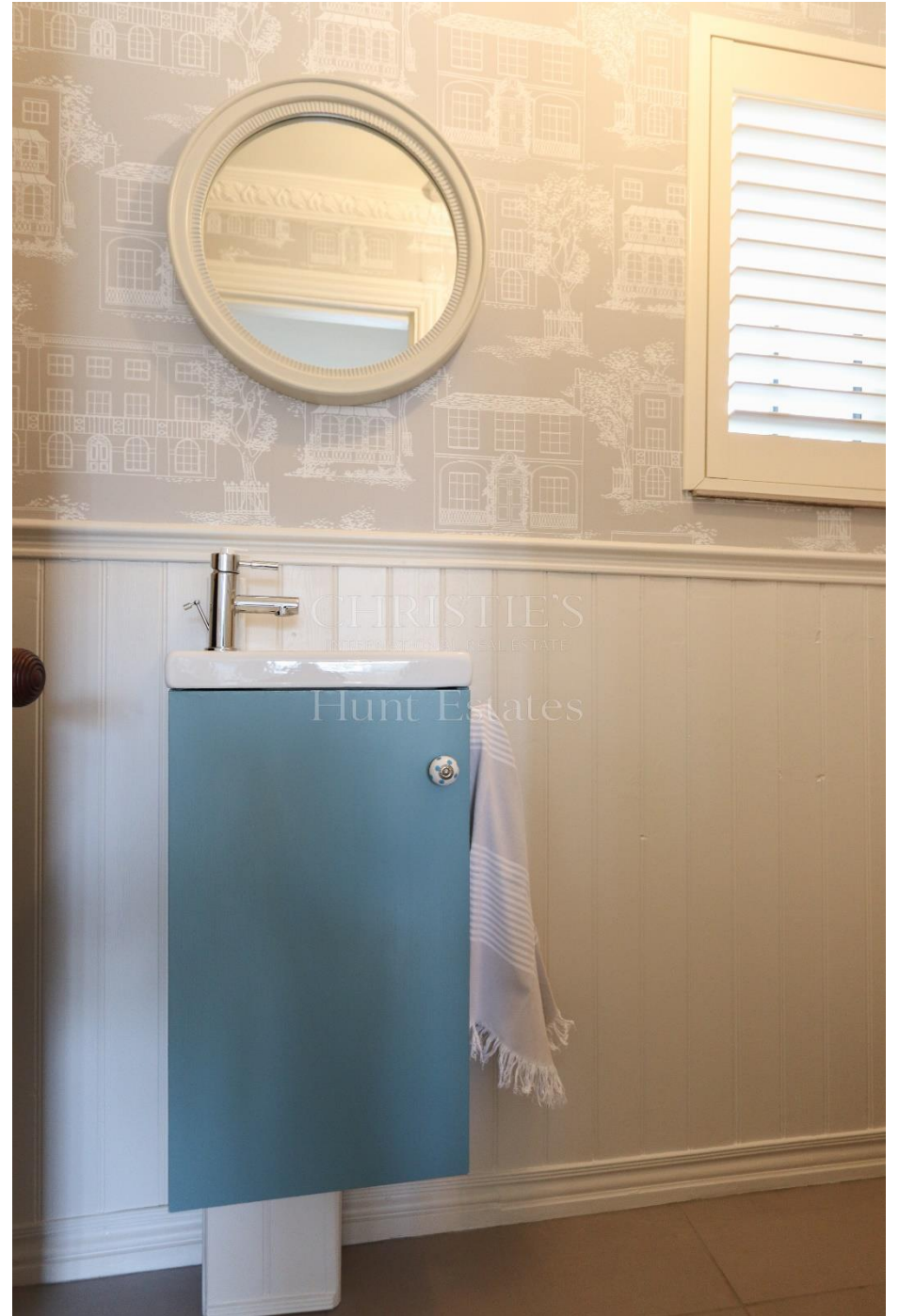






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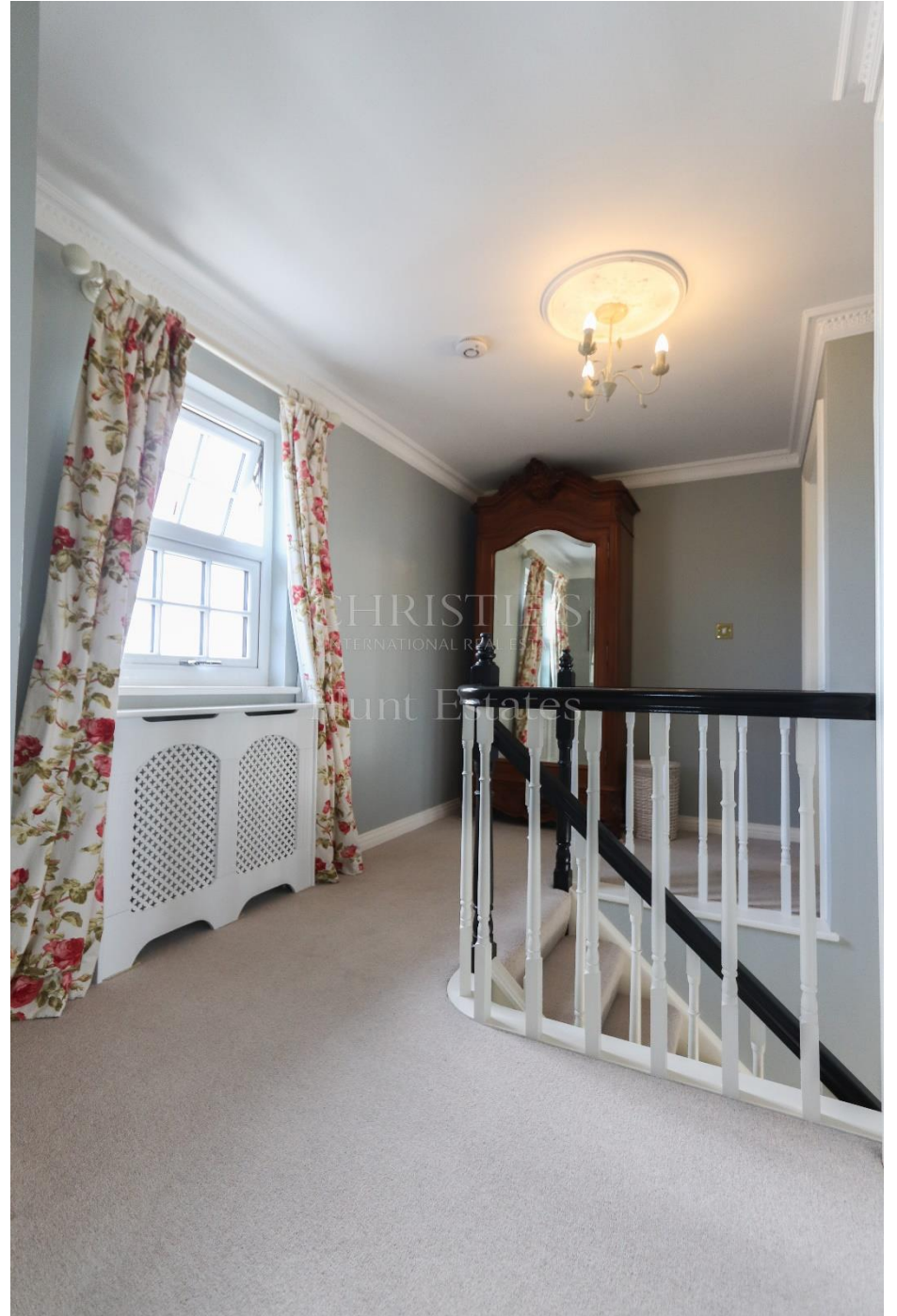
















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## FEATURES

- Detached family home
- Four bedrooms, two reception rooms
- Spacious eat-in kitchen with utility room
- Two bathrooms, downstairs cloakroom & attic WC
- Wrap around patio garden
- Close to local amenities

## INFORMATION

- Main drains and water
- Oil fired central heating
- Under floor heating in bathrooms
- Double glazed
- Single garage plus parking for one car
- Parish rates for 2023 were £679.36
- Freehold and Entitled/Licensed

\* Please note that the exterior wall was damaged during Storm Ciaran and is due to be repaired in the coming months in a more sympathetic style.



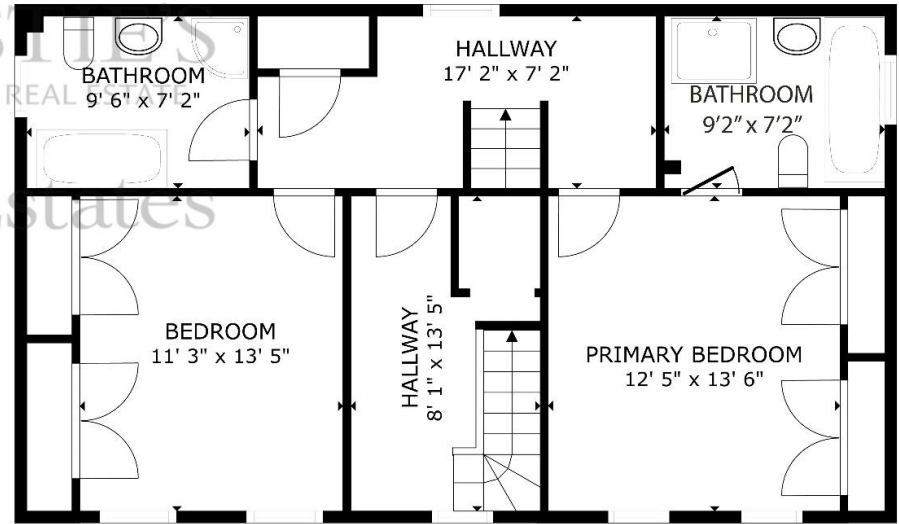
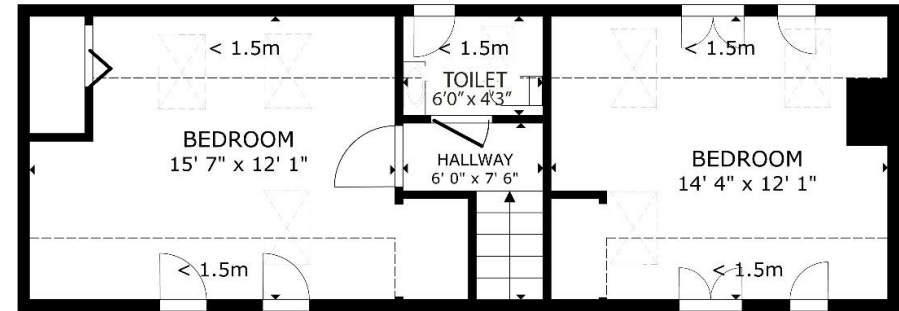
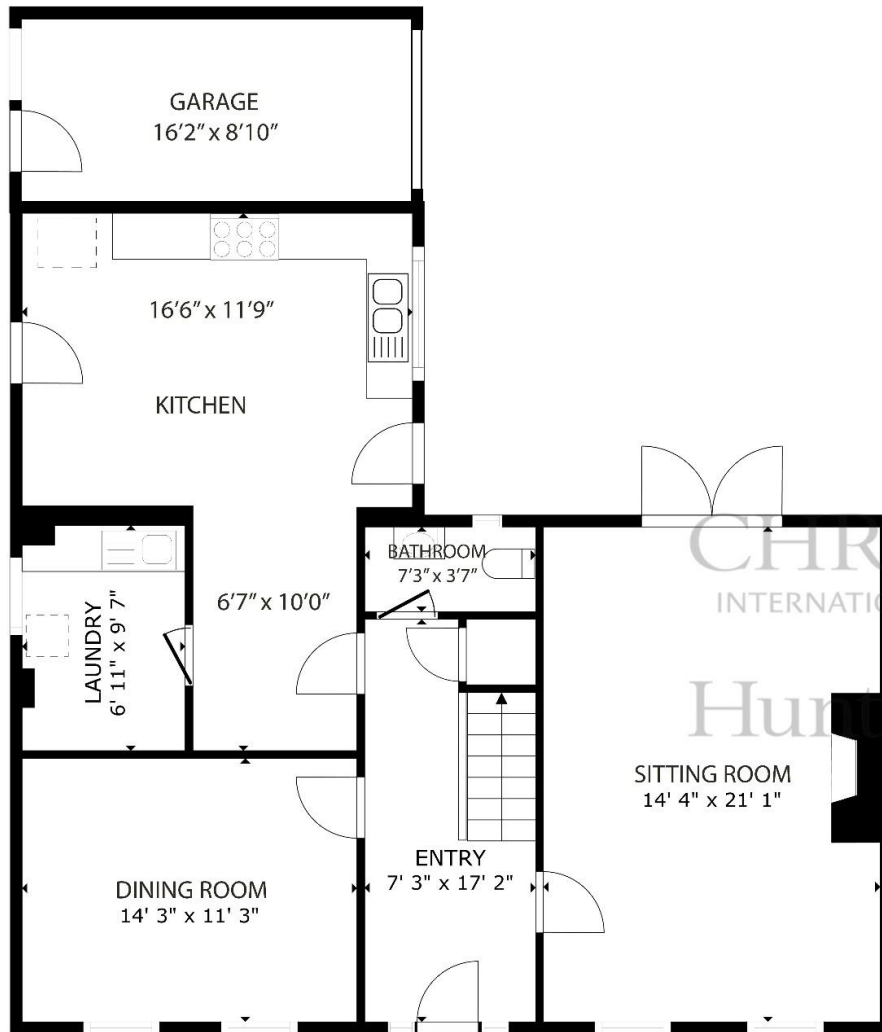
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GROSS INTERNAL AREA  
 GROUND FLOOR: 993 sq. ft, FIRST FLOOR: 771 sq. ft, SECOND FLOOR: 282 sq. ft  
 TOTAL: 2046 sq. ft  
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 159 sq. ft, GARAGE: 142 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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