



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

8 La Petite Ruelle La Grande Route de St Laurent

£789,000

Situated in a small and quiet cul-de-sac in the heart of St Lawrence, this well presented four bedroom family home offers good living accommodation, enclosed garden and the benefit of no onward chain.

Recently refurbished throughout, the property is ready for immediate occupation and would make an excellent family home for buyers looking for a peaceful parish setting while still being close to local amenities.

The accommodation is arranged over two floors and extends to approximately 1,179 sq ft, excluding the garage. The ground floor comprises an entrance hall, sitting room with feature granite fireplace, dining room with doors opening directly onto the rear garden, separate kitchen, cloakroom and integral garage with utility facilities..

On the first floor there are four bedrooms and a house bathroom, providing practical and flexible accommodation for families, downsizers looking for extra space, or those requiring a home office.

Externally, the property enjoys a front lawned garden, driveway parking and an integral garage. To the rear is an enclosed garden with patio area, lawn and a pleasant outlook over neighbouring fields, creating a lovely private outdoor space. There is scope for further extensions subject to the usual planning permissions.

The location is highly convenient, being close to St Lawrence Parish Hall, the local pub and convenience store, with St John's Village also only a short drive away, offering further shops, amenities and services.

Offered with no onward chain, this is a superb opportunity to purchase a freshly refurbished home in a quiet and convenient parish location.

Other Information

- Freehold
- Wet electric heating system
- Double glazed
- Mains drains
- Mains water
- Parish rates: Approx. £620 per annum



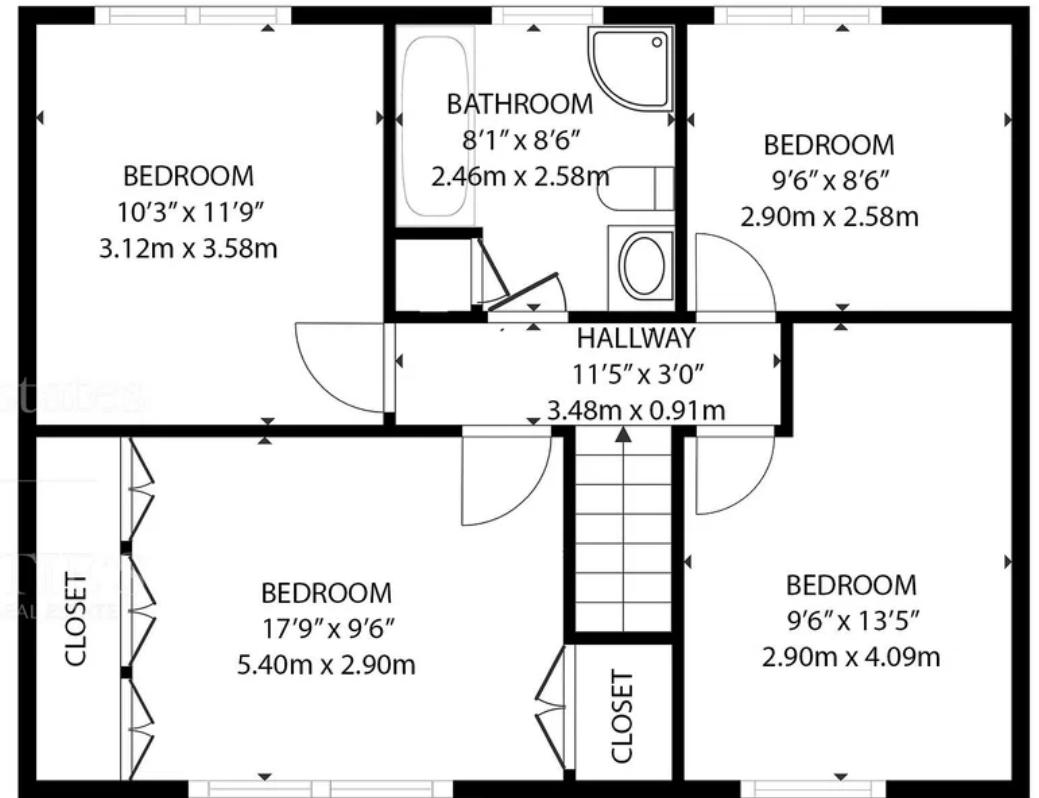
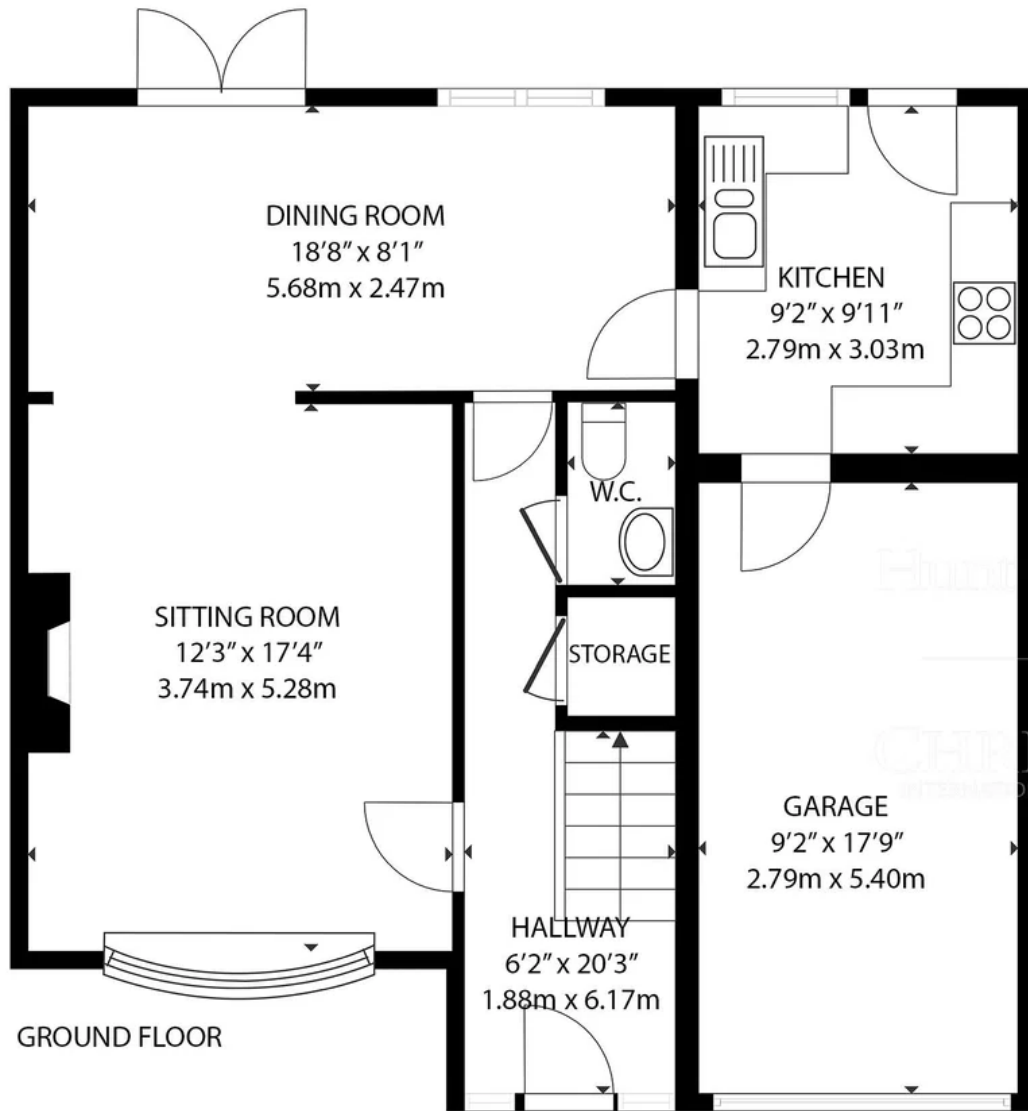












GROSS INTERNAL AREA
GROUND FLOOR: 579 sq. ft, 53.7 m², FIRST FLOOR: 600 sq. ft, 55.7 m²
TOTAL: 1179 sq. ft, 109.5 m²

EXCLUDED AREAS: GARAGE: 163 sq. ft, 15.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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