



## Les Gigands Road St Sampson 3 Bedrooms

- A brand new 3 bedroom semi detached house.
- Part of a new development of 5 properties.
- Situated a stones throw from Oatlands Village and a short walk to the local shops & schools.
- Low maintenance rear garden & parking for two cars.
- Viewing highly recommended.
- Perry`s Guide - Page 10 B2



**£460,000** TRP TBC REF 1172

Chateaux Estates are pleased to offer to the market "Coachmans", a brand new development of two 3 bedroom & three 1 bedroom houses. The site is ideally situated along Les Gigands Road in St Sampson, a stone`s throw away from Oatlands Village and a short walk to the local shops & schools for all your amenity needs. The accommodation comprises a kitchen/living room & cloakroom on the ground floor, 2 double bedrooms and family bathroom on the first floor with a en suite bedroom on the second floor. The property includes a fully fitted kitchen, bathrooms & furniture in the main bedroom. Under floor heating on the ground floor and bathrooms with radiators on the first & second floors. Low maintenance rear garden with allocated parking for 2 cars, together with a communal visitor parking space. Viewing is highly recommended to show what`s on offer. Please call the team at Chateaux today on 244544.

#### ENTRANCE HALL

uPVC door together with window to front. Staircase to first floor with cupboard under housing underfloor heating controls to ground floor. Doors to cloakroom and living room.

#### CLOAKROOM 1.45m (4'9") x 1.2m (3'11")

With tiling to floor and part to walls. WC and wash hand basin.

#### LIVING ROOM 5.1m (16'9") x 4.3m (14'1")

Open plan style of living with patio doors and window to rear and window to side.



#### KITCHEN 3.1m (10'2") x 2.35m (7'9")

Fully fitted kitchen with range of floor and wall units finished in light grey together with contrasting laminate worktop and breakfast bar. Appliances include Zanussi oven, microwave, extractor hood, fridge/freezer, dishwasher and washer dryer. Bay window to front.

## FIRST FLOOR

### LANDING

Large airing cupboard housing boiler. Doors to all bedrooms and family bathroom. Window to side.

### BATHROOM 2.4m (7'10") x 1.9m (6'3")

3 piece bathroom suite including shower over bath with side screen, WC with concealed cistern and wash hand basin. Fully tiled walls and floor together with under floor heating. Window to rear. Heated towel rail.

### BEDROOM 2 3.95m (13'0") x 3.05m (10'0")

Double bedroom with window to rear. Radiator.

### BEDROOM 3 3.35m (11'0") x 3.05m (10'0")

With window to front. Radiator.

## SECOND FLOOR

### MASTER BEDROOM 5.1m (16'9") Max x 4.9m (16'1") Into Eaves

Door from first floor landing with staircase leading straight into master bedroom. With Velux roof windows to front and rear and window to side. Range of fitted bedroom furniture including robes, drawer and cupboard unit and 2 bedside cabinets. Door to ensuite. Radiator.



MASTER BEDROOM

### EXTERIOR REAR

Fully enclosed rear garden, designed for low maintenance with Namgrass & Patio tiles. A great area to spend time in & entertain.



BATHROOM

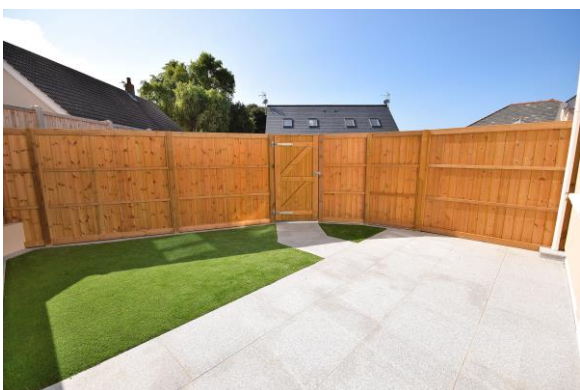


BEDROOM 2

**ENSUITE BATHROOM 2.18m (7'2") x 2.1m (6'11")**  
Velux roof window to rear. Fully tiled walls and floor together with underfloor heating. 3 piece bathroom suite including shower over bath with side screen, WC with concealed cistern and wash hand basin. Heated towel rail.



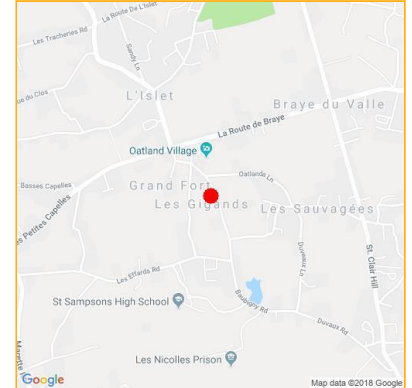
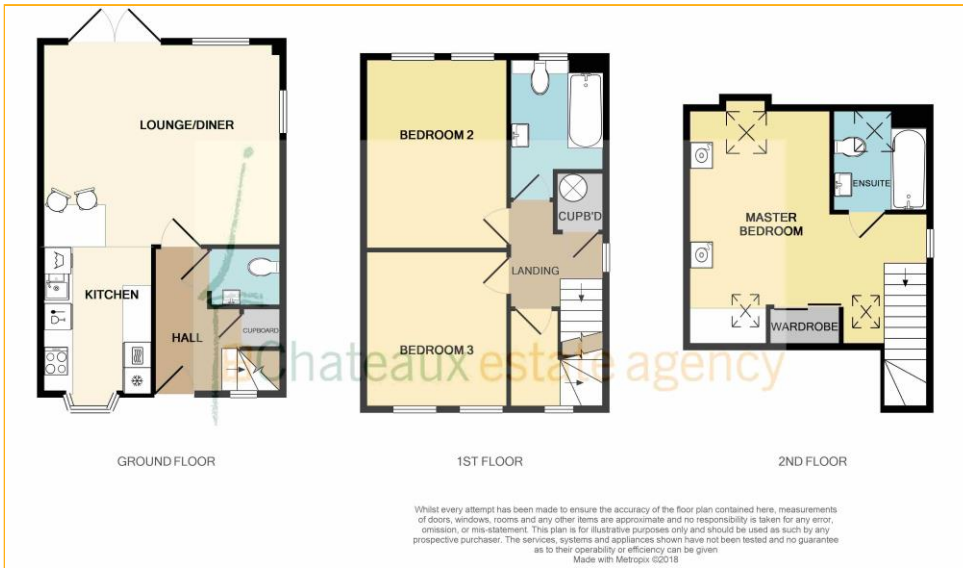
ENSUITE BATHROOM



# 2, Coachmans

Les Gigands Road  
St Sampson

## Floor Plan



**SERVICES:** Electricity, Water, Cesspit Drainage, Electric Under Floor & Central Heating.

**VIEWING:** Strictly by appointment through the vendors sole agent - **Chateaux Estate Agency Limited.**

**POSSESSION:** Available by negotiation

**PRICE INCLUDES:** Carpets, Curtains, Light fittings and Listed Appliances

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

