

La Belle Maison

Sandy Hook - St Sampson - GY2 4EJ

Price £499,000



REF: 1190

TRP: 73



- Cavity built, detached one bedroom bungalow.
- Either a great starter home or down size property.
- Close to shops, amenities and Grand Harve.
- Double bedroom, bathroom, kitchen/living room and conservatory.
- Enclosed garden and brick paved driveway with plenty parking.
- Perry's Guide - Page 10 A1

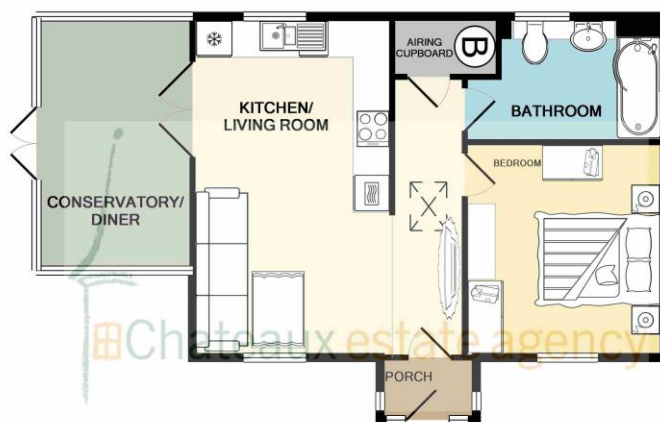








Chateaux Estates are pleased to offer to the market `La Belle Maison` either a great starter or down sizing home in a very convenient position being situated close to L`Islet Village with it`s local shops and amenities along with Grand Harve bay. This cavity built bungalow offers open plan kitchen/living space, a good double bedroom, walk in shower room and conservatory/dining room. The wrap around garden is mainly laid to lawn with a good sized decked area immediately outside the conservatory and parking for numerous cars.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENTRANCE PORCH

Half glazed uPVC door to front with glazed panel above showing off the vaulted ceiling. A half glazed door leads into;

KITCHEN/LIVING 5.64m (18'6") x 4.62m (15'2") Max

Well proportioned living area with doors off to bedroom, bathroom, cylinder cupboard. `L` shaped kitchen fitted with a range of wall and base units in cream with oak effect laminate worktops over. Neff integrated appliances include eye level oven & grill, ceramic hob with extractor over, fridge/freezer, slimline dishwasher and Hotpoint washer/dryer. Feature vaulted ceiling, wooden flooring and hatch to loft space. Double doors to conservatory with windows to front and rear.

CONSERVATORY/DINER 4.19m (13'9") x 2.58m (8'6")

Ideally placed for dining and room for seating too. Double doors lead out to a decked area and garden in turn. Tiled floor.

BEDROOM 3.56m (11'8") x 3.3m (10'10")

Double bedroom with space for bedroom furniture. Window to front.

SHOWER ROOM 3.28m (10'9") Max x 1.93m (6'4")

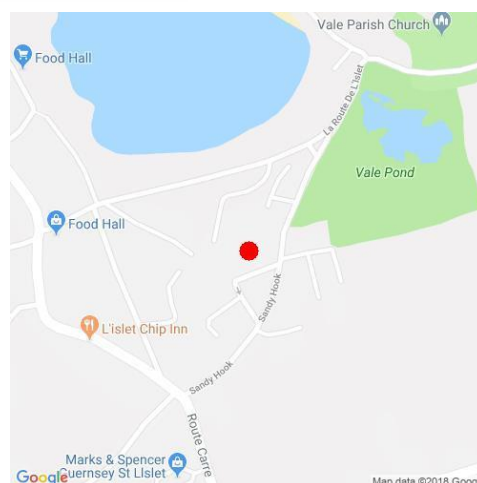
3 piece suite in white comprising walk in shower, wash hand basin and WC set on vanity unit. Heated towel rail and Envirovent extractor fan. Window to rear. Fully tiled.

CYLINDER CUPBOARD

Cupboard housing cylinder along with electrics and underfloor heating controls.

EXTERIOR

Fully enclosed garden including nice sized decked area to side housing a resin shed with lawned area to rear and other side. Brick paved driveway providing parking for numerous cars.



SERVICES: Electric: Mains Supply, Gas: None, Water: Mains Supply, Sewerage: Mains Supply, Telephone: None, Broadband: None

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Neff integrated appliances include eye level oven & grill, ceramic hob with extractor over, fridge/freezer, slimline dishwasher and Hotpoint washer/dryer.

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.

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