

Grasmere

Roncefer Road - St Sampson - GY2 4FP

Price £615,000



REF: 1476

TRP: 102



- 2 double bedroom, semi detached bungalow.
- Situated in a quite lane in St Sampsons.
- Lounge/diner with working fireplace and fully fitted kitchen.
- 2 double bedrooms and bathroom.
- Attractive rear garden and parking for 3/4 cars to front.
- Perry`s Guide - Page 9 H1.

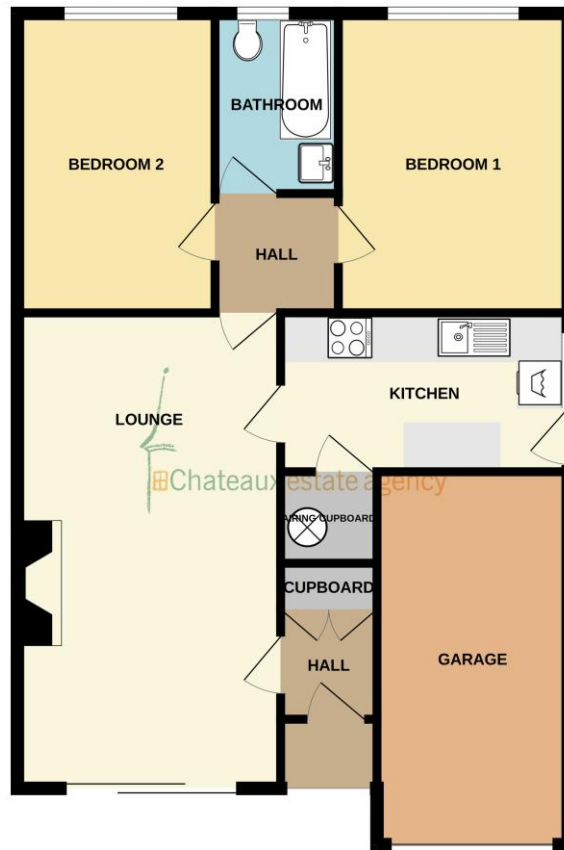












GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 HALL 1.5m (4'11") x 1.28m (4'2")

uPVC glazed door to front. Cupboard housing incoming electrics and hanging rail for coats, storage space for shoes etc. Door to lounge/diner.

LOUNGE/DINER 6.35m (20'10") x 3.51m (11'6")

Ample space to relax and dine in with feature granite working fireplace and TV wing to side. Sliding patio doors to front opening out to patio area. Doors to kitchen and inner hall. Two radiators.

KITCHEN 3.87m (12'8") x 2.12m (6'11")

Fitted with white wood effect wall and base units with laminate worktops over incorporating a 1&1/2 bowl stainless steel sink and drainer unit with tiled splashback. Appliances include Hotpoint washing machine, Hotpoint freestanding double oven and grill with 4 ring hob with Homark extractor fan over and Hotpoint under counter fridge. Cupboard housing hot water cylinder and shelving. Window and part glazed uPVC door to side.

INNER HALL 1.68m (5'6") x 1.41m (4'8")

Doors to lounge/diner, bedrooms one & two and bathroom. Hatch to loft.

BEDROOM 1 4m (13'1") x 3m (9'10")

Double bedroom with window to rear providing views over the rear garden. Radiator.

BEDROOM 2 4m (13'1") x 2.53m (8'4")

Double bedroom with window to rear overlooking the garden. Radiator.

BEDROOM 2 4m (13'1") x 2.53m (8'4")

Double bedroom with window to rear overlooking the garden. Radiator.

GARAGE 5m (16'5") x 2.41m (7'11")

Single garage with up and over door to front. Fitted workbench with two wall mounted cupboards over. Statesman freestanding freezer.

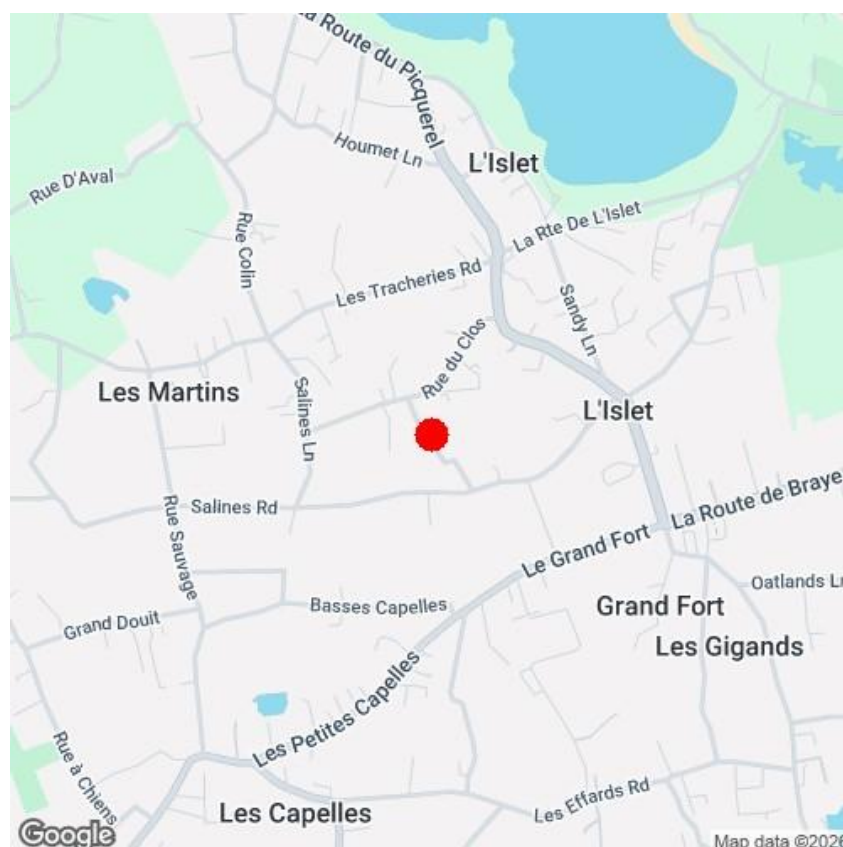
EXTERIOR FRONT/SIDE

The property is approached over a quiet lane onto a tarmac and gravel driveway providing parking for 3/4 cars. Flower border to side and paving area for small table and chairs. Pathway to side of house providing access to rear garden and door to kitchen. Step up to entrance door and access to garage.

REAR

Beautiful sunny rear garden, mainly laid to lawn with path down the middle. Well established flowerbeds to either side together with peach and plum trees. Gate to side.

This charming 2 double bedroom bungalow is conveniently located in a quite lane in the north of the Island, within walking distance of L`Islet amenities and Grande Harve common. The well presented accommodation is all on ground floor level and comprises lounge/diner with working fireplace, kitchen with door to garden, 2 double bedrooms and bathroom. Externally the property boasts an attractive rear garden with well established pretty borders to the rear and parking for 3/4 cars to front together with single garage. Altogether this is the perfect property for any potential purchasers looking for a low maintenance bungalow in a quite location. Call Chateaux today on 244544 to book a viewing.



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

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

LISTED APPLIANCES: Hotpoint washing machine, Hotpoint freestanding double oven and grill with 4 ring hob with Homark extractor fan over and Hotpoint under counter fridge. Statesman freestanding freezer.

WHAT3WORDS: sweated.degradation.simulating

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX
T: 01481 244544 - E: info@chateaux.gg
W: <https://www.chateaux.gg>

