

Heatherleigh

New Road - St Sampson - GY2 4QE

Price £625,000



REF: 1939

TRP: 185



- A large semi detached 4 bedroom house.
- Located just off The Bridge.
- Comprises 4 double bedrooms (2 ensembles) family bathroom, dining room.
- Kitchen/breakfast room, day room and conservatory.
- Parking for 1 small car and good size garden to rear.
- Perry's Guide - Page 11 E3











ENTRANCE PORCH 1.58m (5'2") x 1.43m (4'8")

Glazed porch to two sides on low rendered walls with glazed roof and uPVC 1/2 glazed entrance door to front. uPVC glazed door to hall. Tiled floor.

ENTRANCE HALL 4.4m (14'5") x 1.83m (6'0")

Cupboard housing electric fuse boards. Stairs to first floor with storage under. Doors to bedroom and inner hall. Radiator.

BEDROOM 1 4.45m (14'7") x 4.4m (14'5")

Double bedroom with window to front. Feature fireplace with wooden surround and mantel together with alcoves either side. Door to ensuite bathroom.

ENSUITE 3.9m (12'10") Max x 1.95m (6'5")

Fitted with 4 piece suite comprising large bath separate shower cubicle, his & hers basins set on vanity unit with mirror over,

DINING ROOM 4.4m (14'5") x 3.83m (12'7")

Good size dining room with window to front with seating under. Feature wine storage and alcoves either side. Radiator.

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

Fitted wall and base units finished in yellow with contrasting laminate worktops over incorporating a blue 1 1/2 bowl sink & drainer unit and tiled splashbacks. Mobile island unit with storage and seating. Appliances include Hotpoint double oven & grill, Fridge, Neff 4 ring induction hob. Window to rear. Door to dining room. Radiator.

INNER HALL/UTILITY 1.9m (6'3") x 1.75m (5'9")

Opening through to main Living Room and door to kitchen. Area for washer/drier and dishwasher.

LIVING ROOM 7.61m (25'0") Max x 3.8m (12'6") Max

Large Living room with dual openings into conservatory and stairs up to mezzanine level, ideal for display or study area. Feature central round log burner. Double doors to rear patio. Wooden flooring & radiator.

CONSERVATORY 7.46m (24'6") x 3.2m (10'6")

Glazed to one side and rear on low level rendered walls, Double patio doors out to enclosed rear garden. Glazed roof and wooden flooring. Radiator.

FIRST FLOOR LANDING 2.8m (9'2") x 1.82m (6'0")

Doors off to bedrooms and bathroom. Internal window to rear. Staircase to ground floor and also to First floor.

BATHROOM 3.08m (10'1") x 1.5m (4'11")

Fitted with 3 piece suite in white, comprising bath with shower over. Wash hand basin set on pedestal & WC. Window to front. Radiator.

BEDROOM 2 4.38m (14'4") x 3.82m (12'6")

Double bedroom with built in robes, cupboards and various shelving. Window to front & radiator. Opening through to dressing room.

DRESSING ROOM 2.74m (9'0") x 1.57m (5'2")

Fitted with double robe & double shelved robe. Opening to cylinder cupboard and sliding door to ensuite bathroom.

ENSUITE 2.75m (9'0") x 1.4m (4'7")

Fitted with 3 piece suite in white comprising bath with shower over, wash hand basin set on pedestal and WC. Window to rear. Radiator.

BEDROOM 3 4.4m (14'5") x 4m (13'1") Max

Good double bedroom with built in robes and cupboards. Window to front and high level internal window to rear. Radiator.

SECOND FLOOR LANDING

Space for storage cupboard, door to bedroom, opening through to roof storage.

ATTIC BEDROOM 3.5m (11'6") x 3.17m (10'5") Into Eaves

Single bedroom with dormer window to rear.

ROOF STORAGE

Bare brick & granite walls with 2 small windows to gable and 2 rooflights.

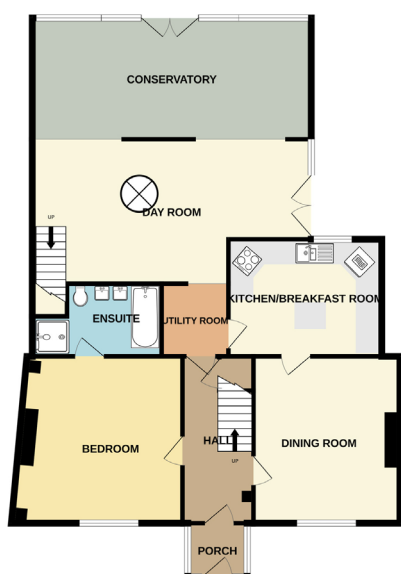
**EXTERNAL
FRONT**

Formal front garden with decorative gravel beds and path to entrance porch. Parking for 1 car.

REAR

Fully enclosed garden laid mainly to hard landscaping with a large raised flower bed to one corner and various other raised beds. There is a summer house previously used as bar and a covered BBQ area for summer entertaining. External boiler and oil storage tank.

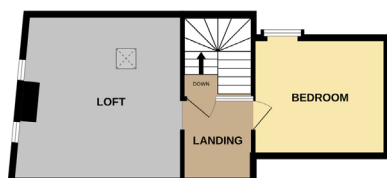
Chateaux Estates are pleased to offer to the market "Heatherleigh" a large 4 bedroom house, situated just off The Bridge on New road. The property comprises a double bedroom with large ensuite bathroom, dining room, kitchen/breakfast room, utility hall, day room and conservatory on the ground floor with a master bedroom, dressing room and ensuite bathroom, another double bedroom and family bathroom on the first floor. Lastly you have an additional bedroom on the second floor together with an undecorated room, great for loft storage. Outside you have a drive to front for 1 small car and a good size garden to rear. All in all the property is in fair condition that needs some modernisation which would make this a nice large family home. To view please call 244544 today.



GROUND FLOOR

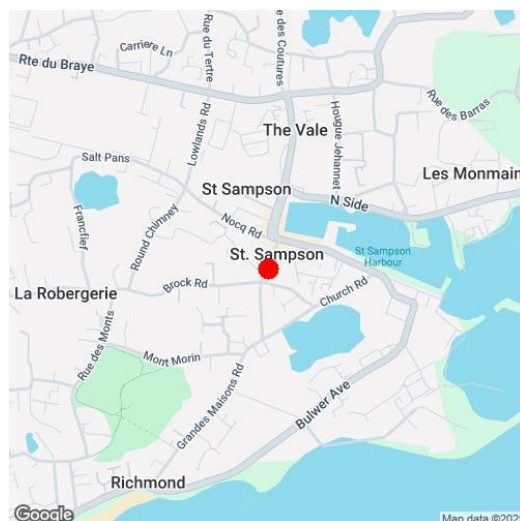


1ST FLOOR



2ND 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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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: Hotpoint double oven & grill, Fridge, Neff 4 ring induction hob.

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.