

Leander

Les Sauvagees - St Sampson - GY2 4XT

Price £749,000



REF: 2031

TRP: 173



- 3 bedroom detached chalet bungalow.
- Recently renovated throughout.
- Entrance porch, lounge, kitchen/diner, utility.
- 3 double bedrooms, bathroom and ensuite shower room.
- Gardens, parking and garage.
- Perry's Guide - Page10 C3

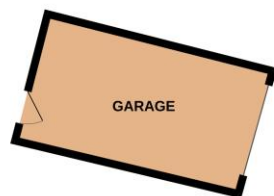












GROUND FLOOR



1ST 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 PORCH

Glazed door to side and full height window to front. Cupboard housing electrics. Step up and door to lounge.

LOUNGE 5.3m (17'5") x 4.09m (13'5")

Large windows to front and side. Feature granite fireplace with wooden mantle. Doors to entrance porch and hallway. Radiator.

HALLWAY

Doors off to lounge, utility, bathroom, kitchen/diner and opening through to staircase to first floor with storage under. Window to side. Radiator.

UTILITY 3.41m (11'2") x 2.56m (8'5")

Window to front and door and window to side. Wall and base units in grey gloss with worktop over incorporating a one and a half sink and drainer unit. Appliances include Hotpoint washing machine, Hoover tumble dryer and Hoover fridge/freezer. Cupboard housing hot water cylinder and Grant boiler. Radiator.

BATHROOM 2.65m (8'8") x 1.61m (5'3")

Modern 3 piece suite in white comprising bath with shower over and folding glass screen, wash hand basin set in 2 drawer vanity unit with mirror fronted cabinet over and W.C. Window to side and heated towel rail. Fully tiled walls and floor. Envirovent extractor fan.

BEDROOM 3 4.09m (13'5") x 3.05m (10'0")

Double bedroom with window to rear. Radiator.

KITCHEN/DINER 6m (19'8") Max x 3.62m (11'11") Max

Newly fitted wall and base units in light grey with wooden worktops over incorporating a single bowl sink and drainer unit and glass splashbacks. Appliances include Siemens dishwasher, Neff double oven, Neff fridge, Neff induction hob and Neff extractor fan. Integrated bin system. Glazed door and window to side and window to rear. Ample open space for dining table. Radiator.

FIRST FLOOR LANDING

Doors to bedroom one and two.

BEDROOM 2 4.47m (14'8") x 2.7m (8'10")

Good size double bedroom, window to side. Built in wardrobe, door to eaves space and radiator.

MASTER BEDROOM 4.45m (14'7") x 3.08m (10'1")

Double bedroom with fitted wardrobes, window to side. Radiator. Door to ensuite shower room. Door to eaves space.

ENSUITE SHOWER ROOM 3.62m (11'11") x 2.48m (8'2")

Good size ensuite with a three-piece suite including shower, wash hand basin set on vanity cupboard and WC. Fully tiled walls and floor. Built-in cupboard, underfloor heating, illuminated mirror above sink. Doors to eaves space on both sides. Velux window to side.

EXTERIOR

FRONT

Garden laid to lawn, bounded by walls, fencing and hedging, gate to side.

SIDE

Doors to utility and kitchen, path from front garden to rear.

REAR

Mostly laid to patio, small wooden shed, oil tank, access to parking in garage.

PARKING

Parking for 2 cars plus an additional space shared with the other two houses.

GARAGE

Single garage with electrics, manual up and over door to front, door to rear. Hotpoint freezer.

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



Chateaux estate agency