

Sandon

Les Tracheries Road - St Sampson - GY2 4SR

Price £770,000



REF: **2212**

TRP: **161**



- A detached 3 bedroom bungalow.
- Situated within the L'Islet Village area.
- Comprises 3 double bedrooms, bathroom, shower room, large lounge/diner, kitchen & utility room.

- A good base to put your own stamp on.
- Great size plot with decent parking and large garden.
- 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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PORCH 1.73m (5'8") x 1.23m (4'0")

Glazing to one side and window and door to front providing access into porch. Door into hallway

HALLWAY 4.2m (13'9") x 1.5m (4'11") Max

'L' shaped hallway with doors to Lounge, Shower Room, Bathroom and bedrooms. Cupboard for coats and shoes. Hatch with pull down loft ladder providing access to partly floored roof space.

LOUNGE/DINER 9.85m (32'4") Max x 4.23m (13'11") Max

Spacious Lounge area with patio doors to large wrap around brick work patio. Window to rear and door also providing access to patio. To Dining area window to side and door to Kitchen. 3 radiators. Door to hall.

KITCHEN 3.2m (10'6") x 2.74m (9'0")

With a range of white gloss finished floor and wall units with contrasting laminate worktop. Bosch freestanding fridge/freezer. Hotpoint oven with extractor over. Door to dining room. Opening through to utility.

UTILITY 2.89m (9'6") x 2.16m (7'1")

Window to front and door to rear. Cupboard housing hot water cylinder. Base units with stainless steel sink and Bosch washing machine. Camray 5 oil fired boiler. Airing cupboard.

BEDROOM 1 4.22m (13'10") x 3.16m (10'4")

Double bedroom with window to rear fitted bedroom furniture and radiator. Door to hallway.

BEDROOM 2 3.8m (12'6") x 3.27m (10'9")

Double bedroom with wardrobe, chest of drawers & bedside table, window to rear. Radiator.

BEDROOM 3 3.7m (12'2") x 3.05m (10'0")

Double bedroom with window to front and radiator.

BATHROOM 2.7m (8'10") x 2.1m (6'11")

Three piece bathroom comprising double ended bath, wash hand basin set on vanity unit and WC. Window to front fully tiled walls and floor. Radiator.

SHOWER ROOM 2.7m (8'10") x 2.1m (6'11")

Shower cubicle, Marble basin and worktop set on large vanity unit and WC. Tiled walls & floor. Radiator.

EXTERNAL

FRONT

Brick paved driveway providing parking for 5/6 cars. To west side, brickwork area providing additional parking if necessary, with block and granite walls forming boundary.

REAR

Brick paved patio with gravel/planted border and central planted feature.

SIDES

Continuation of brick work paved area together with large gravel garden with established planting and Apple tree. Timber summer house, Domestic greenhouse that has an established grapevine.

Chateaux Estates are pleased to offer to the market "Sandon" a detached 3 double bedroom bungalow, situated within the L'Islet Village area. A great location for local shops, schools and beaches etc. The property comprises 3 double bedrooms, bathroom, shower room, large lounge/diner, kitchen & utility room. The house sits on a large plot with brick paving for the drive and rear patio area that also continues around the entire property. To the side, the main garden is divided between paving and gravel with a wooden summer house and large glasshouse. The property has been partly redecorated though you may wish to carry out more works making this a wonderful opportunity to put your own stamp on the property. Viewing is highly recommended, call 244544 to view.



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

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

LISTED APPLIANCES: Bosch freestanding fridge freezer. Hotpoint oven with extractor over. Bosch washing machine.

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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