

Corellia

6 Camp Code Clos - Camp Code Lane - St Sampson

Price £610,000



REF: 2290

TRP: 117



- Well presented 4 bedroom terraced house.
- Situated on a quite Clos of similar properties.
- Entrance hall, cloakroom, snug, lounge/diner & kitchen.
- 3 double bedrooms, 1 single bedroom and bathroom.
- South facing rear garden & parking for 2 cars.
- Perry's Guide - Page 10 D5.

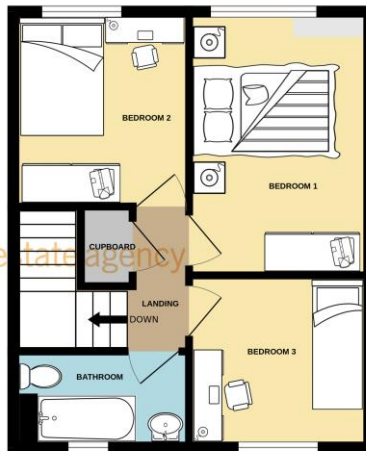
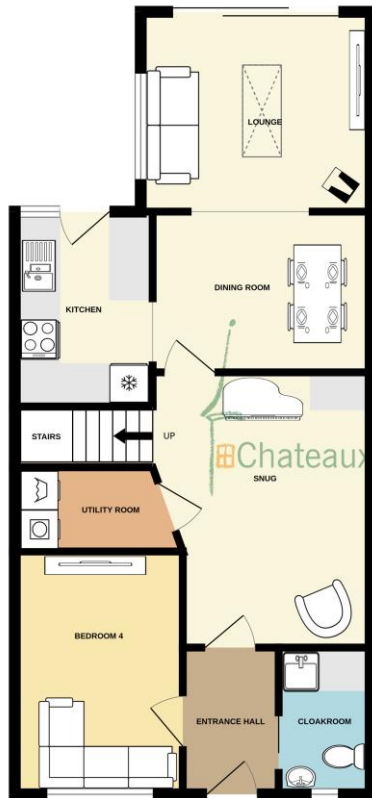












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 2.23m (7'4") x 1.46m (4'9")

uPVC half glazed entrance door to front. Doors to bedroom 4, snug and cloakroom. Wooden flooring.

CLOAKROOM 2.26m (7'5") x 1.4m (4'7")

Fitted with base unit to one side incorporating a Belfast sink with cupboard under, storage space to side and wall mounted mirror over, wall mounted wash hand basin and w.c. Port hole style window to front. Part tiled walls and tiled floor. Extractor fan.

BEDROOM 4 3.69m (12'1") x 2.55m (8'4")

Double bedroom with large window to front. Electric radiator.

SNUG 4.05m (13'3") x 3.29m (10'10") Max

Good size multi functional room with staircase to first floor. Cupboard housing electric fuse boards. Doors to entrance hall, utility and dining room. Electric radiator. Wooden flooring.

UTILITY 2.5m (8'2") x 1.27m (4'2")

Ample storage with space and plumbing for washing machine and tumble dryer. Envirovent extractor fan. Tiled flooring.

DINING ROOM 3.29m (10'10") x 2.24m (7'4")

Ample space for family dining table with large arch way to the lounge, opening through to kitchen and door to snug. Electric radiator and wooden flooring.

LOUNGE 3.5m (11'6") x 3.05m (10'0")

Light and airy living room with feature corner log burner. Window to side, Large Velux and Sliding doors leading out to rear garden.

KITCHEN 2.97m (9'9") x 2.17m (7'1")

Fitted with wall and base units in Grey with wood effect laminate worktops over incorporating a one and a half bowl sink and drainer unit and tiled splashbacks. Appliances are all integrated and AEG which are double oven, 4 ring hob, extractor fan, dishwasher, fridge/freezer and microwave. Window and uPVC glazed door to rear. Tiled flooring.

STAIRS TO FIRST FLOOR LANDING 2.75m (9'0") x 1.98m (6'6")

Doors to bedrooms 1,2 & 3, family bathroom and storage cupboard. Hatch to loft.

BEDROOM 2 3m (9'10") x 2.77m (9'1")

Double bedroom with window to rear. Electric radiator.

BEDROOM 1 3.95m (13'0") x 2.75m (9'0")

Double bedroom with window to rear. Electric radiator.

BEDROOM 3 2.75m (9'0") x 2.6m (8'6")

Good size single bedroom with window to front. Electric radiator.

BATHROOM 2.75m (9'0") x 1.45m (4'9")

Fitted with a 3 piece suite comprising bath with shower over, w.c and wash hand basin set on vanity unit with mirror fronted medicine cabinet over. Fully tiled walls and floor. Heated towel rail and window to front.

EXTERIOR FRONT

Parking for 2 cars and external electric point.

REAR

The South facing, low maintenance rear garden is fully enclosed by fencing to sides and rear. The garden is partly paved and partly laid to lawn with beautiful planted borders. Gate providing pedestrian access. 2 wooden sheds.

Chateaux Estate Agency is pleased to offer this charming, 4 bedroom terrace house set over two floors, which is situated on a clos of similar properties just inland from the east coast and handy for shopping either in Town or the Bridge. The well presented accommodation offers entrance hall, cloakroom, lounge with sliding double doors leading to rear garden, dining room, fully fitted kitchen, snug, utility, 3 double bedrooms, 1 single bedroom and family bathroom. There is parking for 2 cars at the front with an enclosed south facing rear garden at the rear set out in paving and lawn. `Coreellia` is a superb family property and viewing is strongly recommended to fully appreciate what's on offer. Call Chateaux today on 244544 to book a viewing.



SERVICES: Electric: Mains, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Fibre

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

LISTED APPLIANCES: AEG double oven, AEG 4 ring hob, AEG extractor fan, AEG fridge/freezer AEG dishwasher, AEG microwave.

WHAT3WORDS: probe.dignity.guarding

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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