

Hazelhurst

Epinnelle Road - St Sampson - GY2 4YZ

Price £765,000



REF: 2348

TRP: 151



- A detached 3/4 bedroom bungalow.
- Situated in Epinnelle Road, just a short walk to Oatlands Village and local schools.
- Potential to make a fourth bedroom.
- Comprises, sunroom, kitchen, lounge, dining room (could be bed 4), bathroom & 3 bedrooms.
- Parking for 5+ cars to front, great size garden, growing area & pedestrian access to Oatlands Lane.
- Perry's Guide - Page 10 B3.







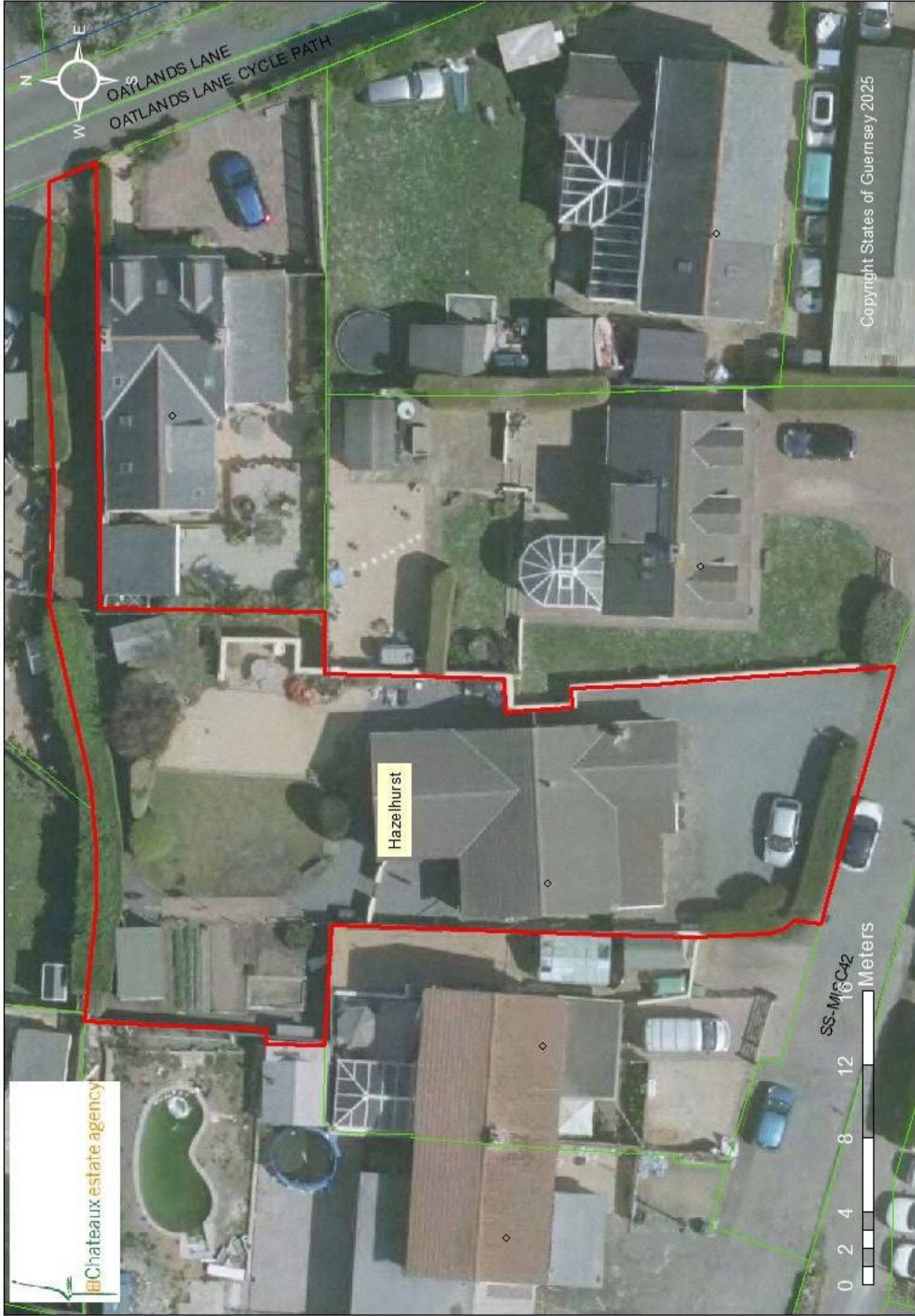












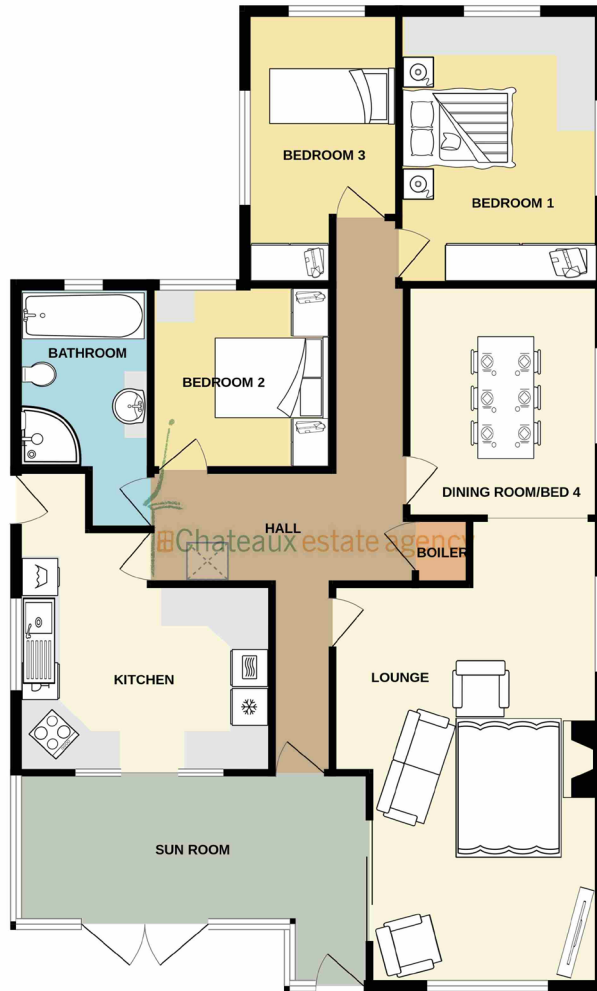
Chateaux estate agency

Hazelhurst

0 2 4 8 12 Meters
SS-M/6C42

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GROUND FLOOR



SUNLOUNGE 5.5m (18'1") x 2.4m (7'10")

Half glazed uPVC door into light entrance hall/conservatory with fully fitted blinds arch way entry to kitchen and patio doors to lounge. Radiator.

KITCHEN 3.82m (12'6") x 3.8m (12'6") Max

Fitted with a range of wall and base units in Wood effect with contrasting grey stone worktops. Appliances include Neff double oven, Neff ceramic hob with extractor hood over, Neff fridge freezer and Miele washing machine. Window and half glazed uPVC door to side.

LOUNGE 7.3m (23'11") Max x 4.2m (13'9") Max

Lovely size reception room with large window to front feature fireplace housing x multi fuel stove. Door to hall and arch way through to dining room. Large window to front and window to side. Radiator.

DINING ROOM/BED 4 3.65m (12'0") x 3.05m (10'0")

Another well proportioned room with window to side and door to hallway. Radiator.

HALL

With doors of the wall rooms and hatched to loft space. Cupboard has an oil fire boiler with airing space above. Radiator.

BEDROOM 1 4.3m (14'1") x 3.2m (10'6")

Good size double bedroom with fitted robes and matching chests, window to side and high-level window to rear. Radiator.

BEDROOM 3 4.31m (14'2") Max x 2.42m (7'11")

Good single bedroom with fitted sliding door robes. Window side and high-level window to rear. Radiator.

BEDROOM 2 2.85m (9'4") x 2.75m (9'0")

With fitted over bed, wardrobe and cabinets with matching chest. Window to rear. Radiator.

BATHROOM 2.7m (8'10") x 1.86m (6'1")

Fully tiled and fitted with a four piece suite in white comprising of bath, quadrant shower, wash hand basin sat on vanity unit and WC. Heated towel rail and mirror door medicine cabinet. window to rear.

EXTERNAL

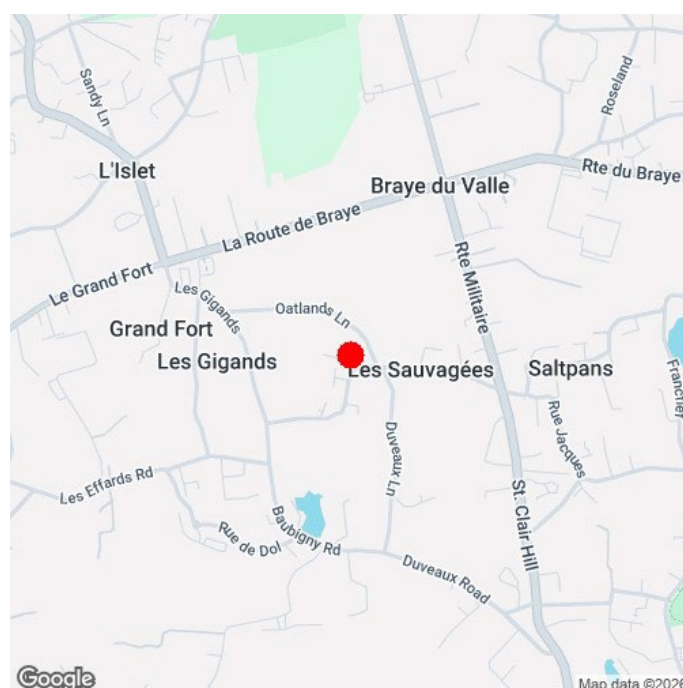
FRONT

Large gravel front garden providing parking for multiple cars and with mature boundary features. Gates to either side of property leading to fully enclosed rear garden.

REAR

Rear garden, which is laid to gravel, lawn and slab pathway with mature raised borders hedging and trees and attracting day round sunshine. There's a separate section to side which is ideal for vegetable planting the wooden shed behind. Pedestrian access from rear of garden leading to Oatlands lane. Oil tank to side.

Chateaux Estates are pleased to offer to the market "Hazelhurst" currently a 3 bedroom detached bungalow but could become a 4 bedroom quite easily. Situated in Epinelle Road in St Sampsons, just a short walk to Oatlands Village, local schools and not far from L'Islet Village Centre. The property comprises a sunroom, kitchen, lounge, dining room (convertible to make a fourth bedroom), bathroom and 3 bedrooms. Outside you have a good size driveway with parking for multiple cars plus a great size garden to rear with gravel & lawn areas and an allotment style growing area. Additional pedestrian access leading to Oatlands lane. All together this is a very well looked after property and viewing is essential to appreciate what it has to offer. To view please call Chateaux on 244544.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Heating: Oil Fired Bolier, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

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

LISTED APPLIANCES: Neff double oven. Neff ceramic hob with extractor hood over, Neff fridge freezer and Miele 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.