

Rouge Bois

South Quay - St Sampson - GY2 4QG

Price £749,000



REF: 2358

TRP: 159



- Chalet style bungalow just off the Bridge.
- 3 double bedrooms.
- 2 shower rooms plus cloaks.
- Kitchen/breakfast, dining room and lounge.
- Gardens and parking.
- Perry's guide - Page 11 F3.













1ST FLOOR



GROUND FLOOR

Situated in a secluded area through a vehicle archway in the heart of the Bridge in the parish of St Sampsons, within true walking distance of all the amenities this area has to offer, including shops, restaurants and the St Sampsons marina. Built only 7 years ago, this spacious detached Chalet style bungalow offers the following accommodation including Kitchen/Breakfast, Dining room, Lounge, Bed 3/Study and cloaks on the ground floor and a spacious main bedroom suite including dressing room and ensuite, together with a second double bedroom, and family shower room on the first floor. Externally there is parking for at least 2 cars leading to a fully enclosed garden with large patio area with a fixed canopy providing a great barbecue, dining and outdoor relaxing area. To the front is a small lawned area leading to a gravel side garden with 8' x 6' garden shed with electric light and power. This property will appeal to a cross section of prospective purchasers especially those who wish to have a home with much to offer, in a convenient location. Internal viewing highly recommended.

ENTRANCE HALL 6.4m (21'0") x 2.96m (9'9") Max

Half glazed UPVC door to front into entrance hall with electric cupboard, storage and cylinder cupboard and under stairs cupboard. Doors off the cloak room, lounge bedroom 3/study and dining room. Electric radiator.

LOUNGE 6.4m (21'0") x 4.01m (13'2")

Generous reception room with double doors to hall, window to front and two windows to side. Two electric radiators.

CLOAKS 1.47m (4'10") x 1.37m (4'6")

Fitted with a two piece suite in white comprising wash and basin set on pedestal and WC. Heated towel rail.

BEDROOM 3/STUDY 4.08m (13'5") x 2.43m (8'0")

Presently used as a study this compact double has a window to rear and electric radiator

DINING ROOM 3.85m (12'8") x 2.9m (9'6")

Good space for dining, with door to hall and opening to kitchen breakfast room. Window to front. Electric radiator.

KITCHEN/BREAKFAST 5.78m (19'0") x 3.2m (10'6")

Spacious room, fitted with a range of wall and base units in gloss white with contrasting black laminate worktops over including one and a half bowl stainless steel sink and drainer. Appliances include Electrolux double oven, Ciarra induction hob with stainless steel extract hood over, Indesit dishwasher, Hotpoint washing machine, and condensing dryer. Glazed patio doors to garden. Kick space heater. Windows to front and side. Space for fridge/freezer and area for Breakfast table.

FIRST FLOOR

LANDING 2.38m (7'10") x 1.2m (3'11")

Landing with Velux roof window to rear and doors to both bedrooms, and family shower room. Hatch through to loft with pull down loft ladder providing access to partly floored attic.

BEDROOM 1 4.1m (13'5") Inc. Robes x 5.28m (17'4") Into Eaves

Spacious main bedroom with run of fitted robes and opening to dressing room and ensuite. Dormer window to front and Velux roof window to rear. Electric radiator

DRESSING ROOM 3.2m (10'6") x 1.91m (6'3") Into Eaves

Fitted with a run of open robes and shelving above. Velux roof window to rear. Electric radiator.

ENSUITE 3.2m (10'6") x 2.34m (7'8")

Fitted three-piece suite in white comprising quadrant shower, wash and basin set of vanity unit and WC. Heated towel rail. Velux roof window to front.

FAMILY SHOWER ROOM 2.67m (8'9") x 1.95m (6'5") Into Eaves

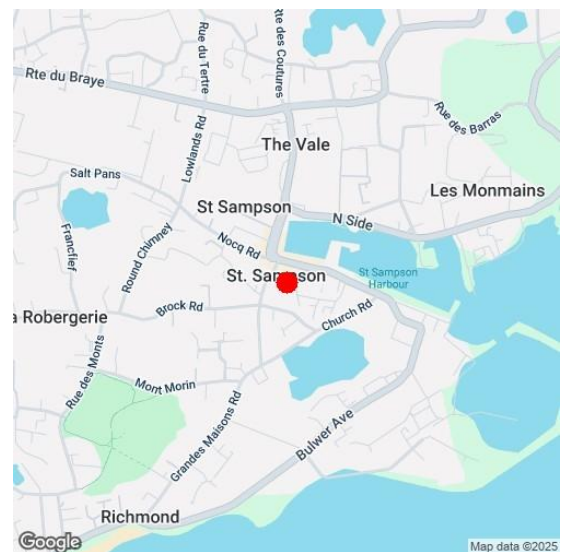
Fitted with a three-piece suite in white comprising wash handbasin set on vanity unit, quadrant shower and WC. Heated towel rail. Velux roof window to front.

BEDROOM 2 4m (13'1") x 5.28m (17'4") Into Eaves

Generous double with Dormer window to front and Velux roof window to rear. Electric radiator.

EXTERNAL

Parking for two or three cars on gravel driveway. Wooden gate into fully enclosed wraparound garden laid to brick paving to side with lean to canopy providing a great barbecue and outside dining area. In addition, 8' x 6' garden shed complete with electric light and power. Lawn area to front.



SERVICES: Electric: Mains, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband Supply Type: Unknown

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

LISTED APPLIANCES: Electrolux double oven, Ciarra induction hob, extract hood, Indesit dishwasher, Hotpoint washing machine, and condensing dryer.

WHAT3WORDS: dealings.wash.plus

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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