

Tallahassee

Le Grand Fort Road - St Sampson - GY2 4GZ

Price £769,000



REF: **2368**

TRP: **164**



- 3 bedroom detached bungalow.
- Situated in a quiet position in St Sampsons.
- Lounge, kitchen/diner, utility, shower room.

- 3 double bedrooms and bathroom.
- Enclosed garden, garage and parking.
- Perry's Guide - Page 10 A2.











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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ENTRANCE HALL

Part glazed uPVC door to front. Cupboard housing electrics. Hatch to loft. Doors to lounge, kitchen/diner, bathroom and bedrooms 1, 2 and 3. Engineered wood flooring. Radiator.

LOUNGE 5.14m (16'10") x 4.57m (15'0")

Light and airy living room with window to front and sliding patio doors to side leading out to the garden. Feature inset multi fuel stove with wooden mantle over and stone heath. Radiator.

KITCHEN/DINER 5.13m (16'10") x 3.31m (10'10")

Fitted with wooden wall and base units with contrasting laminate worktops over incorporating a one and a half bowl stainless steel sink and drainer unit and tiled splashbacks. Appliances include Neff eye level double oven and grill, Neff ceramic hob with extractor fan over, Lec fridge and Beko dishwasher. Two windows to rear, space for dining table. Tiled floor and radiator. Doors to hallway and utility.

UTILITY 2.11m (6'11") x 2.11m (6'11")

Window and half glazed uPVC door to front. Beko washing machine and Bosch freezer. Tiled floor. Door to shower room. Corner storage cupboard.

SHOWER ROOM 1.93m (6'4") x 1.87m (6'2")

Fitted with a 2 piece suite comprising walk in shower cubicle with sliding door and w.c with sink set in top of unit. Tiled floor. Window to side. Envirovent extractor fan.

BATHROOM 2.11m (6'11") x 1.96m (6'5")

Fitted with a modern 3 piece suite comprising bath with shower over, wash hand basin set in vanity unit with illuminated mirror fronted cabinet over and w.c. SwiftAir extractor fan. Window to rear. Fully tiled walls and floor. Heated towel rail.

BEDROOM 2 3.95m (13'0") Max x 3.16m (10'4")

Double bedroom with window to side and rear. Radiator.

BEDROOM 3 3.95m (13'0") x 2.6m (8'6")

Double bedroom with window to side. Radiator.

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

Double bedroom with window to front. Radiator.

GARAGE 4.91m (16'1") x 3.09m (10'2")

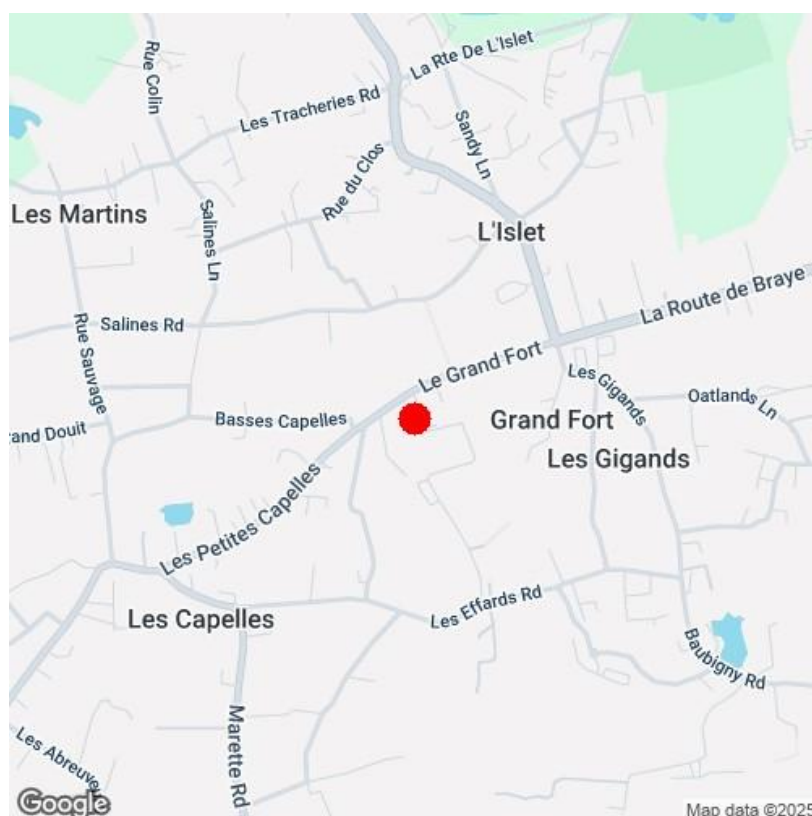
Double ended garage with up and over doors to front and rear. Window to side.

EXTERIOR

A choice of tarmac driveways lead to parking areas and double ended garage

Wooden gate leading to front/side garden with patio pathway which leads to patio area. Good size lawn garden with mature planted borders and summerhouse to one corner. Large wooden shed to other corner and fenced off oil tank. To rear is the other parking area and garage access. Along with an external oil-fired boiler and hedge to tarmac driveway.

Chateaux Estate Agency is proud to present this 3 double bedroom detached bungalow situated in a private position in St Sampsons. A short stroll to Oatlands Village and L'Islet shopping amenities. The immaculately presented accommodation comprises lounge with double doors out to the garden, fully fitted kitchen/diner, utility, shower room, bathroom and 3 double bedrooms. Externally the property boasts a well maintained garden mainly laid to lawn with patio area, summerhouse and wooden shed. Dual driveways to either side of the house providing ample parking and access to the detached garage. This property is in true 'move in' condition and will appeal to a wide range of purchasers, to view Tallahassee call Chateaux today on 244544.



SERVICES: Electric: Mains, Gas: Unknown, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

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

LISTED APPLIANCES: Neff eye level double oven and grill, Neff ceramic hob with extractor fan over, Lec fridge and Beko dishwasher. Beko washing machine and Bosch freezer.

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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