

Banff

13 Les Sejours Au Pied - Delancey Lane - St Sampsons

Price £665,000



REF: 2438

TRP: 127



- 3/4 bedroom semi detached house on a clos of similar properties in Delancey Lane.
- Recently refurbished throughout to provide contemporary living.
- Kitchen, lounge/diner, bedroom 4/playroom, sun room and W.C to ground floor.
- Family bathroom, 2 double's and a single bedroom to the first floor.
- Low maintenance rear garden and parking for 3 cars to front.
- Perry's Guide - Page 10 D4.













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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Chateaux Estate Agency are pleased to offer `Banff` to the local market, an immaculately presented 3/4 bedroom semi-detached house situated on a small clos along Delancey Lane in St Sampson making this a great location to commute to Town or elsewhere with excellent bus routes just at the end of the Lane. The current owners having lovingly renovated the property over the past few years providing contemporary living in true `move in` condition. The well proportioned accommodation comprises fully fitted kitchen, lounge/diner, sunroom with vaulted ceiling, bedroom 4/playroom and cloakroom to the ground floor and family bathroom, 2 double bedrooms and one single bedroom to the first floor. Externally there is a delightful low maintenance rear garden which is part artificial lawn and part patio. Private parking for 3 cars on driveway. Altogether a charming family home which will appeal to a wide range of purchasers. To view call Chateaux today on 244544.

PORCH 1.08m (3'7") x 0.95m (3'1")

Half glazed uPVC door to front and window to side. Half glazed wooden door to entrance hall. Cupboard housing electric meters. Tiled floor.

ENTRANCE HALL 4.24m (13'11") x 1.98m (6'6")

Doors to cloakroom, kitchen, bedroom 4/playroom and lounge/diner. Stairs to first floor. Radiator.

CLOAKROOM 1.79m (5'10") x 1m (3'3") Max

Fitted with a 2 piece suite comprising wash hand basin set in vanity unit and w.c. Box housing fuse board. Window to front.

KITCHEN 4.99m (16'4") x 2.31m (7'7")

Fitted wall and base units in light grey with marble effect worktops over incorporating a black single bowl sink and drainer unit and matching up stands. Appliances include slimline Beko dishwasher, Beko single oven with Bosch ceramic hob and extractor fan over, Beko fridge/freezer and Bosch washing machine. Double patio doors out to rear and window to front with shutters. Wall mounted electric radiator.

BEDROOM 4/PLAYROOM 2.96m (9'9") x 2.4m (7'10")

Window to rear with fitted wooden shutters and uPVC half glazed door to side.

LOUNGE/DINER 7.45m (24'5") x 3.38m (11'1") Max

Great size room with ample space to relax and dine in. Window to front with wooden fitted shutters and 2 radiators. Sliding glazed double doors to sunroom.

SUNROOM 3.81m (12'6") x 3.04m (10'0")

This sunroom is a lovely addition to the house with glazing to two sides and double patio doors which open out to the rear garden. The pitched roof gives a spacious feel to the room.

FIRST FLOOR LANDING

Window to side and doors to bathroom and bedrooms 1, 2 and 3. Hatch to loft space. Cupboard housing electric boiler. Box housing fuse board.

BEDROOM 1 4.1m (13'5") x 3.49m (11'5")

Double bedroom with a run of fitted robes to one wall. Window to rear with fitted wooden shutters and sea views. Radiator.

BEDROOM 2 3.27m (10'9") x 2.64m (8'8")

Double bedroom. Window to front with fitted wooden shutters. Radiator.

BEDROOM 3 2.76m (9'1") x 2.28m (7'6")

Single bedroom. Window to front with fitted wooden shutters. Radiator.

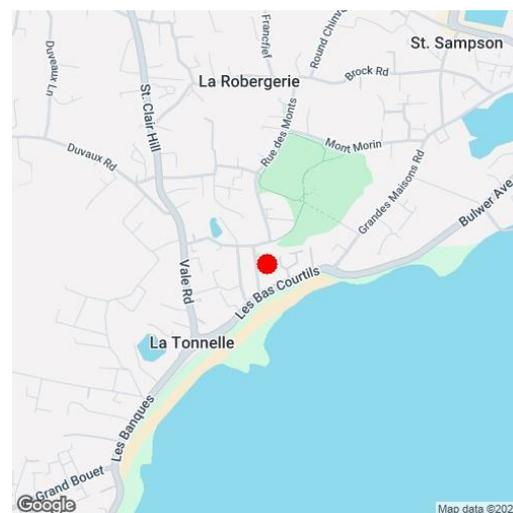
EXTERNAL

Front

Parking for 3 cars.

REAR

Fully enclosed child and pet friendly garden which is very low maintenance and set to part artificial lawn and patio areas. Shed.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: slimline Beko dishwasher, Beko single oven with Bosch ceramic hob and extractor fan over, Beko fridge/freezer and Bosch washing machine.

WHAT3WORDS: goods.freshen.civil

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX

T: 01481 244544 - E: info@chateaux.gg

W: <https://www.chateaux.gg>

