

Route Militaire

- St Sampson - GY2 4EB

Price £729,000



REF: 2452

TRP: 156



- Detached 3/4 bedroom Guernsey Cottage.
- Situated close to L`Anncresse Common.
- Lounge, kitchen, conservatory, bathroom, w.c, bedroom & bedroom/dining room on the ground floor.
- 2 double bedrooms on the first floor.
- Stunning gardens, glasshouse, sheds and parking.
- Perry`s Guide - Page 10 C2.







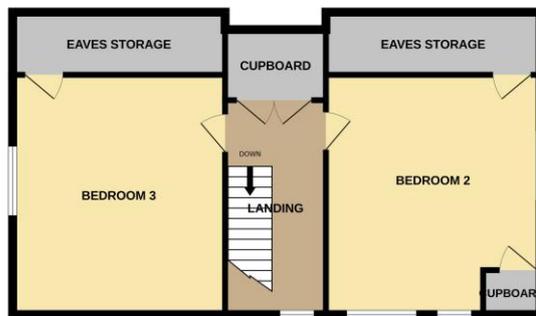












1ST FLOOR



GROUND FLOOR

ENTRANCE HALL 5.1m (16'9") Max x 3.05m (10'0") Max

uPVC half glazed door and window to front. Stairs to first with cupboard under. Doors to lounge, kitchen, bathroom, WC and bedrooms 1 and 4/dining room. Vanity desk with decorative mirror over. Radiator.

LOUNGE 4.39m (14'5") x 3.65m (12'0")

Window to front and two windows to side. Feature brick fireplace with electric fire. Radiator.

KITCHEN 3.32m (10'11") x 3.37m (11'1")

Fitted with a range of wall and base units in cream with contrasting laminate worktops over incorporating a stainless steel single bowl sink and drainer unit and tiled walls. Appliances include Zanussi double oven and four ring hob with Tricity extractor fan over, Zanussi washing machine, Indesit fridge. 2 cupboards, one with window to rear housing Grant oil fired boiler, hot water cylinder and shelving and one cupboard fitted with shelving and incoming electrics. Window to rear and doors to conservatory and entrance hall. Radiator. Tiled flooring.

CONSERVATORY 3.27m (10'9") x 2.7m (8'10") Max

Fully glazed to 3 sides with double patio doors leading out to garden and poly carbon roof. Tiled flooring.

BATHROOM 1.99m (6'6") x 1.7m (5'7")

Fitted with a two-piece suite comprising bath with shower and sliding glazed screen over and wash and basin set in vanity unit with illuminated mirror fronted cabinet over. Window to rear and radiator. Fully tiled walls and floor.

W.C. 1.81m (5'11") x 0.9m (2'11")

Fitted with a WC and radiator. Window to rear.

BEDROOM 4/DINING ROOM 3.36m (11'0") x 3.29m (10'10")

Window to rear and radiator.

BEDROOM 1 4.28m (14'1") x 4.05m (13'3")

Double bedroom with windows to front. Fitted with a wide range of bedroom furniture including robes, drawers, bedside drawers and large vanity unit. Radiator.

STAIRS TO 1ST FLOOR LANDING

Large cupboard with shelving providing lots of storage. Dormer window to front. Doors to bedrooms 2 and 3. Radiator.

BEDROOM 3 4.86m (15'11") Into Eaves x 4.27m (14'0")

Double bedroom with window to side. Large eaves storage space. Radiator.

BEDROOM 2 4.86m (15'11") Into Eaves x 4.36m (14'4")

Dormer windows to front and windows to side. Large eaves storage space housing water cylinder. Radiator.

EXTERNAL

FRONT

Brand new brick driveway providing parking for up to 3 to 4 vehicles. Bordered with beautiful mature trees, plants and shrubs. Pathway to front door and side garden.

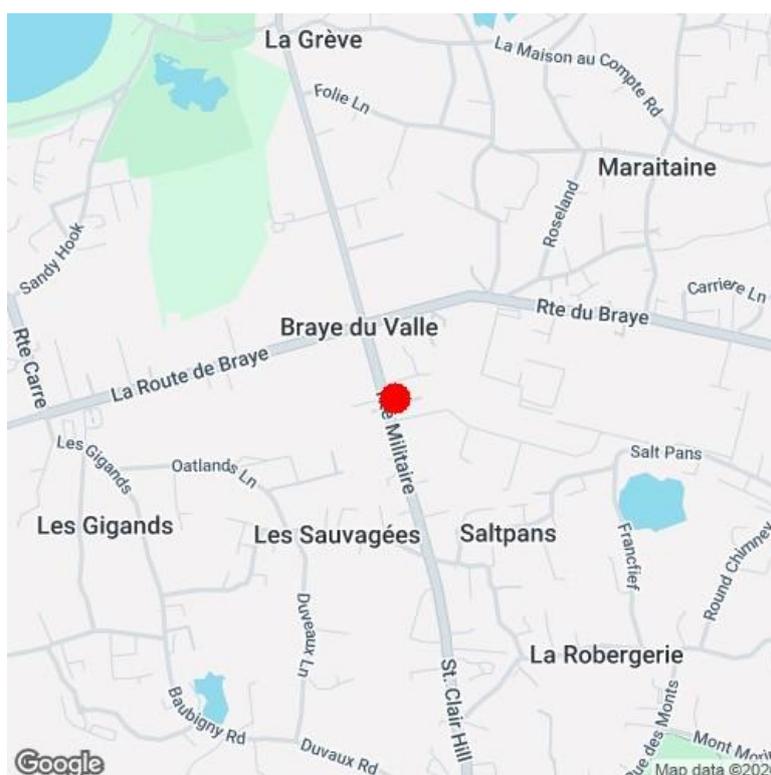
SIDE

The side garden is mainly laid to lawn with small pond and pathway to front gate, conservatory, front and rear gardens. Bound by decorative borders.

REAR

The beautifully maintained rear garden is mainly set to lawn with decorative borders of plants and shrubs. Two garden sheds and a good size domestic glass house. Bound by fencing and granite walls. Oil tank to side.

Chateaux Estate Agency are pleased to bring this 3/4 bedroom property to the local market, a detached, attractive Guernsey cottage with up to 4 double bedrooms. Situated on Route Militaire making it a great location within walking distance to Vale church, L`ancrese Common and beaches and is ideal for the keen golfers amongst us. The spacious accommodation is set over two floors and comprises lounge, fully fitted kitchen, conservatory, bathroom, separate w.c, main bedroom with fitted furniture and bedroom 4/dining room to the ground floor and 2 double bedrooms to the first floor. Externally the property boasts immaculately maintained gardens to front, rear and side with stunning decorative borders, domestic glasshouse, 2 garden sheds and a brand new brick paved driveway to front providing parking for 3/4 cars. Viewing is essential to appreciate what this family home has to offer. Call Chateaux on 244544 today to book a viewing.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre, Oil Fired Boiler.

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

LISTED APPLIANCES: Zanussi double oven and four ring hob with Tricity extractor fan over, Zanussi washing machine, Indesit fridge.

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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