

Serenity

6 Le Clos Meilleur - Baubigny Road - St Sampson

Price £725,000



REF: 2513

TRP: 141



- Modern 3 bedroom semi detached house.
- Situated on a small Clos along Baubigny Road, close to local schools, Oatlands Village and L'Islet.
- Comprises WC, lounge, dining room & kitchen on the ground floor.
- 2 double bedrooms, bathroom & ensuite on the first floor, bedroom and store room on the second floor.
- 2 parking spaces to front & garden to rear.
- Perry's Guide - Page 10 B3













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 4.15m (13'7") x 1.99m (6'6")

Spacious entrance hall with composite door to front with windows either side. Staircase to first floor with cupboard under providing useful storage together with incoming electrical services and fibre. Doors to cloakroom and lounge.

CLOAKROOM 1.99m (6'6") x 1.05m (3'5")

Wall mounted wash hand basin together with mirror vanity cabinet over. WC with concealed cistern.

LOUNGE 3.93m (12'11") x 3.5m (11'6")

With two windows to front. Arched opening to the dining area. Under floor heating throughout.

DINING ROOM 3.49m (11'5") x 2.88m (9'5")

With bifold doors providing access to patio/rear garden. Opening through to lounge and opening through to kitchen.

KITCHEN 2.75m (9'0") x 2.45m (8'0")

Fully fitted wall & base units with Silestone worktops. Appliances included Neff fridge/freezer, Neff oven with hide and slide door and microwave oven over. Neff hob with extract hood over, washer/dryer, dishwasher and single bowl Franke stainless steel sink. Window to rear.

STAIRS TO FIRST FLOOR LANDING

Landing with doors to family bathroom and bedrooms. Cupboard housing hot water cylinder and comet electric boiler. Underfloor heating controls. Window to front.

BATHROOM 2.32m (7'7") Max x 1.95m (6'5") Max

With fully tiled walls and floor. Bath with Shower over and side screen. Wash hand basin set in drawer unit. Mirror fronted cabinet over. WC.

BEDROOM 1 3.59m (11'9") x 3.53m (11'7")

Double bedroom with window to rear. Door into ensuite.

ENSUITE SHOWER ROOM 2.31m (7'7") Max x 1.59m (5'3")

Window to rear. Shower cubicle with sliding door. WC. Wash hand basin set on vanity unit. Mirror fronted cabinet above. Heated towel rail.

BEDROOM 2 3.48m (11'5") Max x 3.2m (10'6") Max

Double bedroom presently used has a study. Two windows to front. Under floor heating.

STAIRS TO SECOND FLOOR

Landing with doors into store and bedroom.

STORAGE ROOM 2.12m (6'11") x 1.71m (5'7")

Large storage room with underfloor heating controls etc.

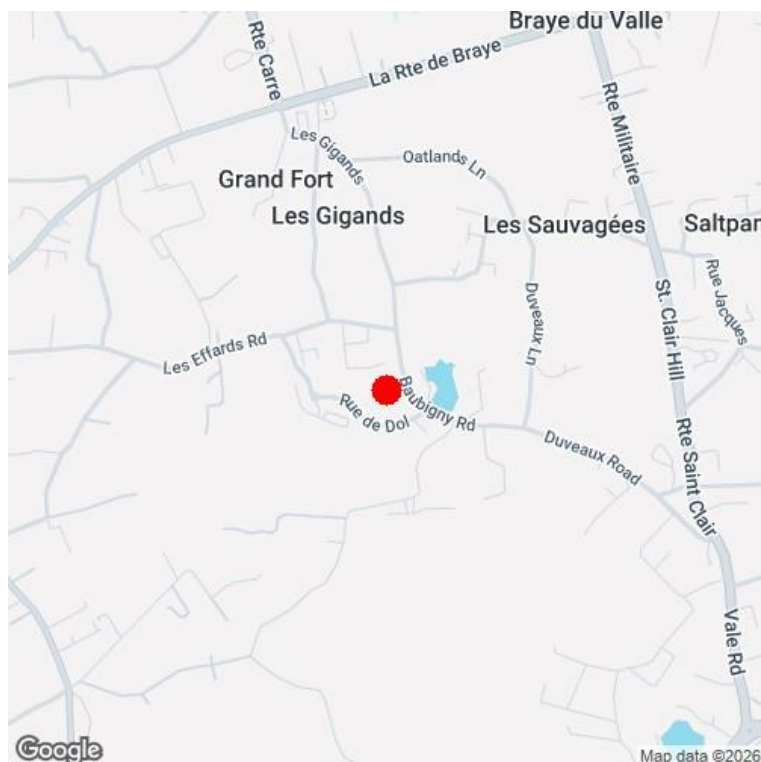
BEDROOM 3 4.65m (15'3") x 4.36m (14'4") Max

Double bedroom with two Velux roof windows to rear. Underfloor heating.

EXTERIOR

Area of brick paving providing parking for 2 cars together with path to front door. Gate to side providing access to rear Southwest facing garden, useful area for storage of recycling and garden equipment. The rear garden is well laid out and fully fenced in with timber garden shed, patio and lawned area. Communal visitor parking space.

Chateaux Estates are pleased to offer to the market "Serenity" a modern 3 double bedroom house situated in a small clos along Baubigny Road, close to local schools, Oatlands Village and L'Islet. The property, constructed in 2019 was built to a high standard throughout and comprises lounge, dining room, kitchen and cloakroom on the ground floor, with 2 double bedrooms, ensuite shower room and family bathroom on the first floor. On the second floor you have a storage room and a further double bedroom. Outside you have 2 parking spaces to front and garden to rear. There is also 1 communal visitor parking space. To view please call 244544.



SERVICES: Electric Supply Type: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

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

LISTED APPLIANCES: Neff fridge/freezer, Neff oven with hide & slide door and microwave oven over. Neff hob with extract hood over, washer/dryer, dishwasher.

WHAT3WORDS: voucher.glides.cared

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>

