

Avalon

8 Clos Des Sablons - Sandy Lane - St Sampson

Price £675,000



REF: **2538**

TRP: **130**



- Semi detached bungalow on a small Clos of similar properties.
- Situated in a quiet lane at L'Islet.
- Entrance hall, kitchen/breakfast room, lounge/diner, porch/utility.
- Conservatory, 3 bedrooms and bathroom.
- Ample parking and lots of garden space.
- Perry's Guide - 10 A1.



















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

"L" shaped entrance hall providing access to bedrooms, lounge, bathroom and kitchen. Cupboard housing incoming electrics and consumer unit. Hatch with pull down ladder to roof space. Radiator.

LOUNGE/DINER 5.01m (16'5") x 3.5m (11'6")

Window to front. Radiator.

BEDROOM 2 3.65m (12'0") x 3.05m (10'0")

Double bedroom with window to front. Recess forming wardrobe. Radiator.

BATHROOM 2.1m (6'11") x 1.7m (5'7")

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Window to side. Radiator.

BEDROOM 3 2.87m (9'5") x 2.4m (7'10")

Double bedroom with double doors opening into conservatory. Radiator.

CONSERVATORY 4.5m (14'9") x 3.05m (10'0")

The conservatory is mostly glazed with sliding doors opening out onto garden.

BEDROOM 1 3.65m (12'0") x 3.35m (11'0")

Double bedroom with window to rear. Recess forming wardrobe. Radiator.

KITCHEN/BREAKFAST ROOM 3.65m (12'0") x 3.05m (10'0")

Fitted with a range of wall & base units together with single bowl stainless steel sink unit set in worktops. Appliances include a Range master electric oven and Hoover fridge/freezer. Window to rear. Radiator. Doors to hall and porch/utility.

UTILITY 4.3m (14'1") x 2.1m (6'11")

Part glazed walls with patio doors opening out to front. Appliances include Hotpoint washing machine, tumble dryer and slimline dishwasher.

EXTERNAL FRONT

Large gravel driveway providing parking for multiple cars with access to side garden.

REAR

Good size garden with large patio and lawn areas together with garden shed. Side garden with gravel and patio area and additional garden shed, Oil storage tank and external wall mounted Boiler. Opening through bank into additional garden area which is mainly laid to grass.

Avalon is a three bedroom semi detached bungalow, situated on a small clos of similar style properties and is ideally positioned a stones throw away from Grande Harve Bay and all amenities L'Islet has to offer. The accommodation comprises of entrance hall, fully fitted kitchen/breakfast room, porch/utility, lounge/diner, conservatory, bathroom and three bedrooms. Externally there is a large gravel private driveway providing parking for multiple cars to front and gardens to rear. Altogether a delightful property which will appeal to anyone wishing to live in a bungalow in a quiet area with lots of garden space. Call Chateaux today on 244544 to book a viewing.



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

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

LISTED APPLIANCES: Range master electric oven and Hoover fridge/freezer. Hotpoint washing machine, tumble dryer and slimline dishwasher.

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>

