



Saming

5 Heronniere Drive | La Rue Des Bas Courtils |

This modern family home is located in a quiet clos, conveniently close to the seafront benefitting from a coastal cycle path between Town and The Bridge with amenities nearby. The property has recently undergone major upgrading including the creation of open plan living space and the installation of a new heating system. Accommodation comprises open plan lounge/diner, kitchen, three bedrooms and a bathroom. The rear patio is ideal for alfresco dining and entertaining as it is accessed from the dining area with double doors and there is also a slightly larger front garden comprising of gravel areas with mature borders. The driveway provides parking for one car and there is also the use of extra parking on the clos with on street parking nearby.

£595,000

ESTATE AGENTS & PROPERTY MANAGERS

SOLE
AGENT

3 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields
& Rutland

OPENING DOORS SINCE 1993

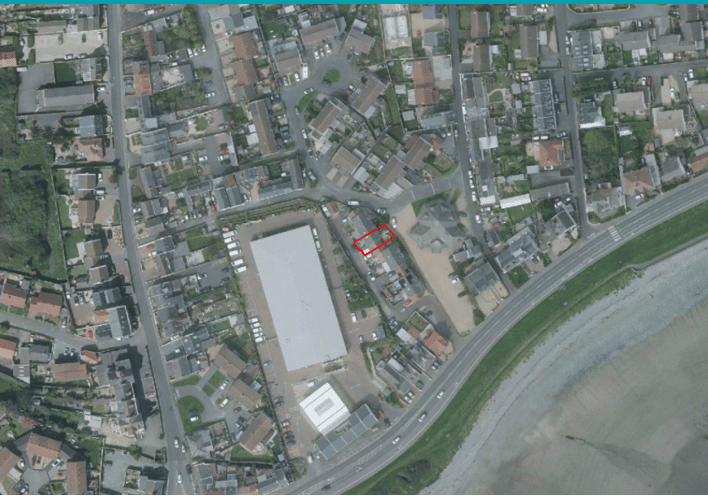
PHOTOS



PHOTOS



SPECIFICATIONS



Lounge/Diner

7.45m x 4.57m (24' 5" x 15' 0")

Kitchen

4.81m x 2.63m (15' 9" x 8' 8")

First Floor Landing

4.03m x 0.95m (13' 3" x 3' 1")

Bathroom

2.60m x 1.92m (8' 6" x 6' 4")

Bedroom 2

4.57m x 2.52m (15' 0" x 8' 3")

Bedroom 3

2.84m x 2.52m (9' 4" x 8' 3")

Second Floor Landing

1.00m x 0.87m (3' 3" x 2' 10")

Master Bedroom

4.35m x 3.58m (14' 3" x 11' 9")

Garden

The rear patio is ideal for alfresco dining and entertaining as it is accessed from the dining area with double doors and there is also a slightly larger front garden comprising of gravel areas with mature borders.

Parking

The driveway provides parking for one car and there is also the use of extra parking on the clos with on street parking in the area.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- uPVC double glazed
- Enclosed patio area
- Quiet clos
- Recently upgraded
- Potential to extend above kitchen

SERVICES

Mains water, electricity and drainage.

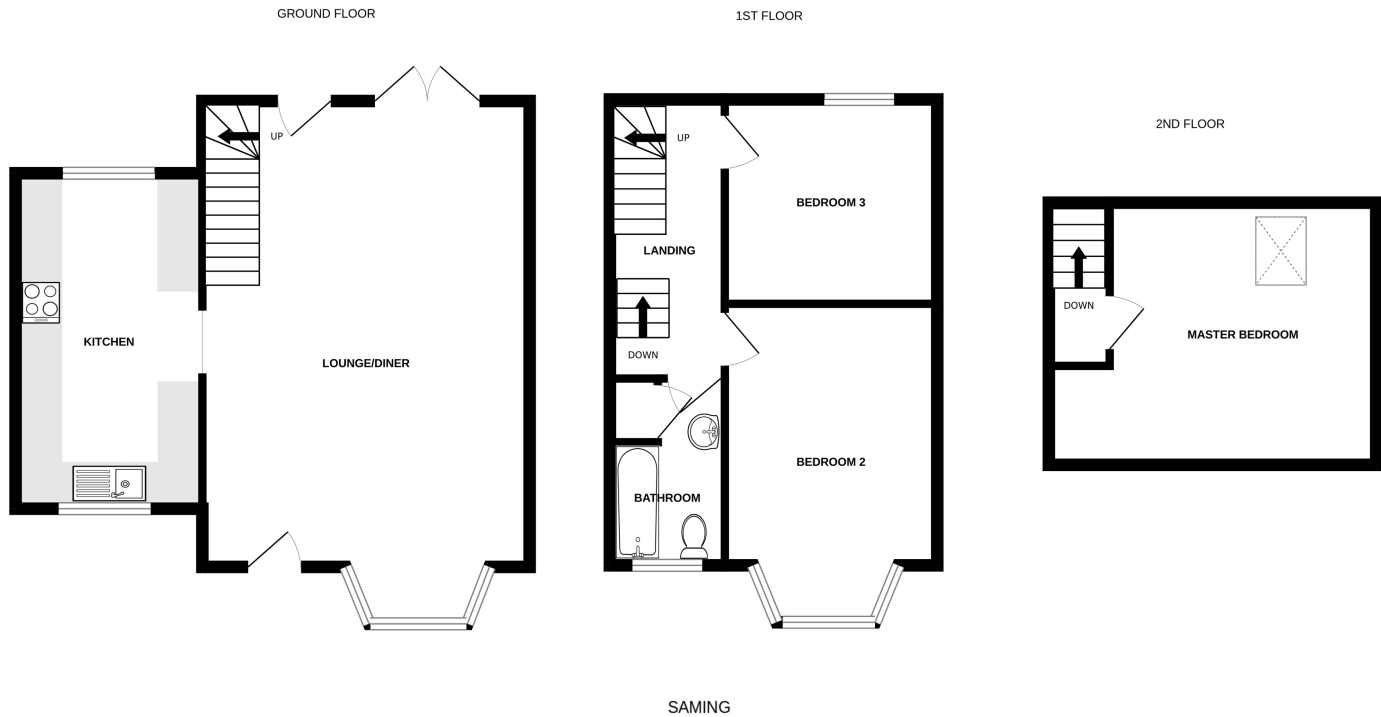
APPLIANCES INCLUDED

- Bosch double oven
- Bosch integrated microwave
- Bosch induction hob
- Bosch extractor fan
- Bosch dishwasher
- Bosch integrated washer/dryer
- Integrated fridge/freezer

SCHOOL CATCHMENT

Vale Primary School and St Sampsons High School

FLOORPLAN



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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