

SOLE  
AGENT

## Caleo

Pre de la Fontaine | Robergerie | St Sampson | GY24NQ

This impressive family home has been recently upgraded by the current owners and boasts modern, stylish entertaining space, large bedrooms and a home office with a private entrance. Caleo is located at the bottom of a very quiet clos with Delancey Park in walking distance and both The Bridge and Town a short drive away.

Accommodation comprises a stunning, bright and spacious open plan kitchen/lounge/diner, sun room, three double bedrooms, study/home office, two shower rooms and a utility room. Accessed from both the sun room and the living area is a low-maintenance garden completely laid to patio. The property also benefits from a large balcony, at first floor level off the master bedroom. The front driveway provides parking for a number of vehicles.

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3 BEDROOMS

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2 BATHROOMS

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2 RECEPTIONS

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**£745,000**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993



PHOTOS





PHOTOS



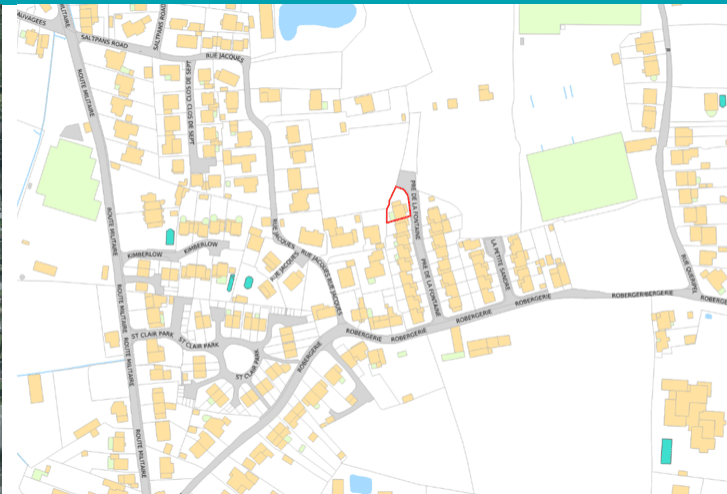


PHOTOS





# SPECIFICATIONS



**Entrance Hall**

3.92m x 1.99m (12' 10" x 6' 6")

**Living Room Area**

6.16m x 3.31m (20' 3" x 10' 10")

**Kitchen/Diner**

8.23m x 4.72m (27' 0" x 15' 6")

**Sun Room**

5.50m x 3.70m (18' 1" x 12' 2")

**Utility Room**

1.97m x 1.80m (6' 6" x 5' 11")

**Shower Room**

2.12m x 1.49m (6' 11" x 4' 11")

**Home Office**

2.93m x 2.73m (9' 7" x 8' 11")

**First Floor Landing**

3.15m x 2.01m (10' 4" x 6' 7")

**Bedroom 1**

6.07m x 2.93m (19' 11" x 9' 7")

**Bedroom 2**

4.45m x 2.62m (14' 7" x 8' 7")

**Bedroom 3**

3.45m x 3.33m (11' 4" x 10' 11")

**Shower Room**

1.98m x 1.79m (6' 6" x 5' 10")

**Garden**

Accessed from both the sun room and the living area is a low-maintenance garden completely laid to patio. The property also benefits from a large balcony, at first floor level off the master bedroom.

**Parking**

The front driveway provides parking for a number of vehicles.

**PRICE INCLUDES**

Curtains/blinds, carpet/flooring and light fittings

**SPECIAL FEATURES**

- Multi Fuel burning stove
- uPVC double glazed
- Private first floor balcony
- Immaculately presented
- Low maintenance garden

**SERVICES**

Mains water, electricity and drainage.

**APPLIANCES INCLUDED**

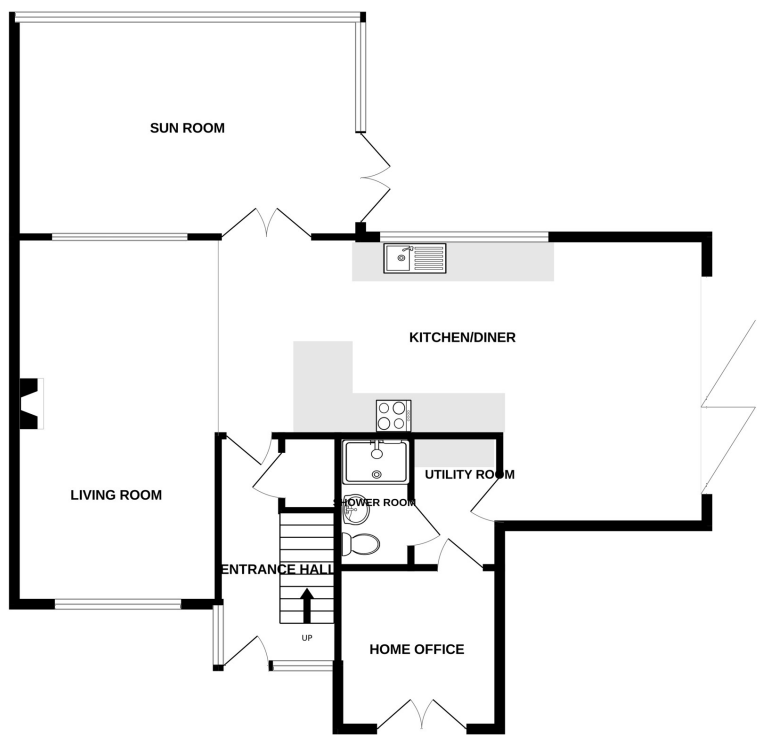
- 2 Neff ovens
- Neff hob
- Neff extractor fan
- Neff warming door
- Rangemaster fridge/freezer
- Neff dishwasher

**SCHOOL CATCHMENT**

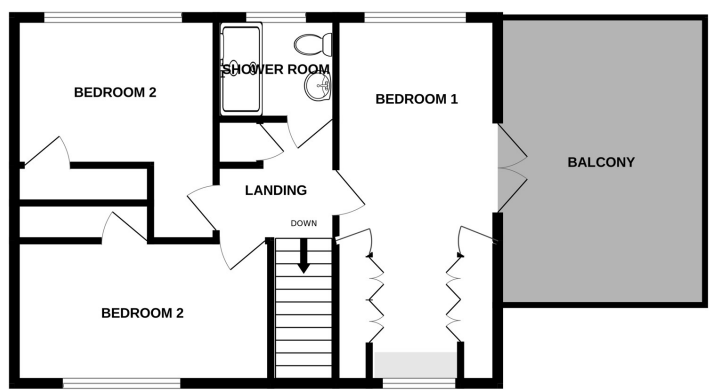
Vale Primary School and St Sampson High School



GROUND FLOOR



1ST FLOOR



CALEO

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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