

SOLE  
AGENT

## Tanderra

Les Petites Capelles Road | St Sampson |

This wonderful family home has been beautifully upgraded by the current owners. It boasts an abundance of social space with a modern finish and each room benefits from being flooded with natural light. Tanderra is conveniently located within a short walk from shops, restaurants, Capelles School and quiet lanes. Accommodation comprises a large lounge, dining room, a spacious open-plan kitchen/diner/sunroom, five bedrooms, four bathrooms and a utility room. The rear garden is predominantly laid to lawn with a patio and a separate decking area. There is gated access to the front of the property at both sides. The brick-paved driveway provides parking for numerous vehicles and there is a garage which is a further option for cars or bikes, but it would also be an excellent store or workshop.

**£1,195,000**

ESTATE AGENTS & PROPERTY MANAGERS

5 BEDROOMS

4 BATHROOMS

2 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993



# PHOTOS



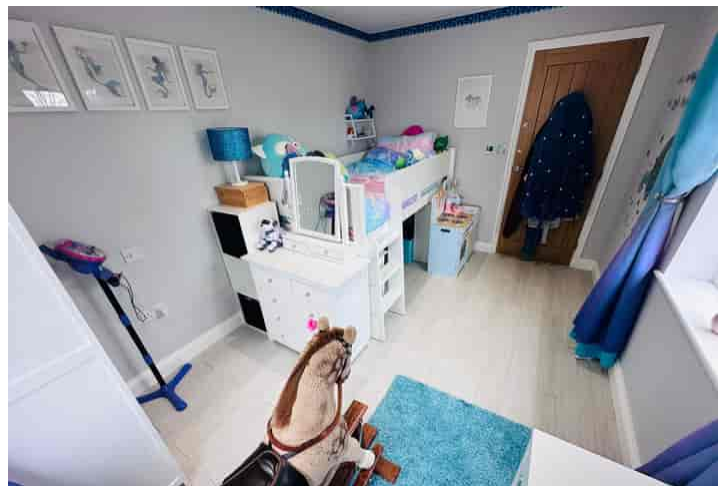
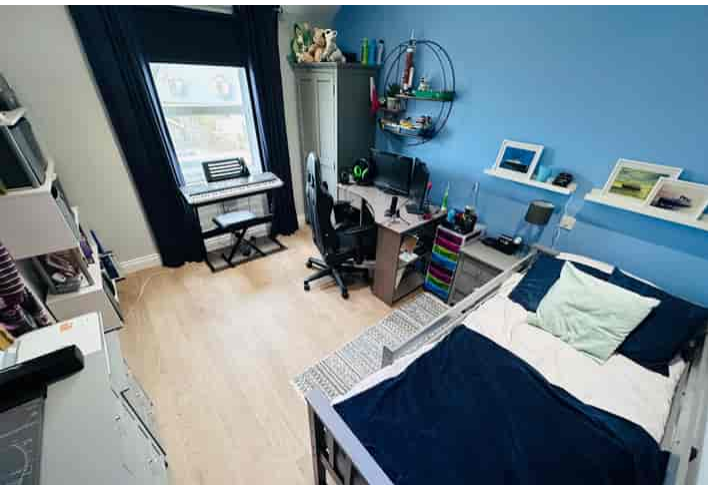


# PHOTOS



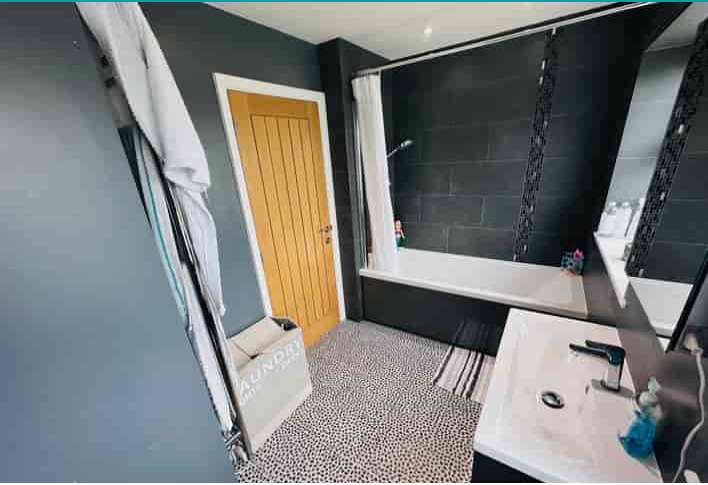


# PHOTOS



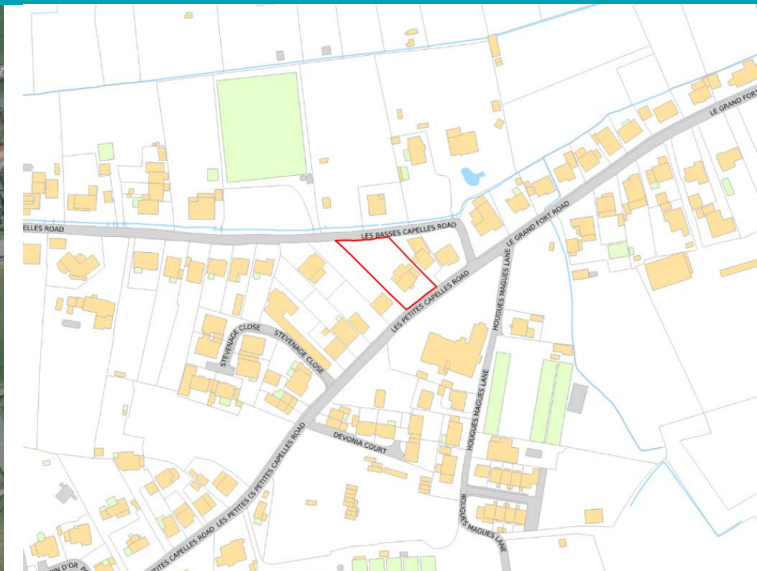


# PHOTOS





# SPECIFICATIONS



## Entrance Porch

1.78m x 1.74m (5' 10" x 5' 9")

## Entrance Hall

4.32m x 1.72m (14' 2" x 5' 8")

## Lounge

6.00m x 3.91m (19' 8" x 12' 10")

## Dining Room

4.18m x 3.00m (13' 9" x 9' 10")

## Kitchen/Diner

7.85m x 6.76m (25' 9" x 22' 2")

## Bedroom 5

3.91m x 2.57m (12' 10" x 8' 5")

## Shower Room

2.44m x 0m (8' 0" x 0' 0")

## Utility Room

3.15m x 2.10m (10' 4" x 6' 11")

## Rear Hall

2.83m x 1.23m (9' 3" x 4' 0")

## Bathroom

2.64m x 1.39m (8' 8" x 4' 7")

## First Floor Landing

5.82m x 2.08m (19' 1" x 6' 10")

## Bedroom 1

4.11m x 3.94m (13' 6" x 12' 11")

## Ensuite

3.22m x 1.57m (10' 7" x 5' 2")

## Bedroom 2

3.28m x 3.16m (10' 9" x 10' 4")

## Bedroom 3

3.86m x 3.02m (12' 8" x 9' 11")

## Bedroom 4

4.00m x 2.07m (13' 1" x 6' 9")

## Bathroom

3.34m x 1.69m (10' 11" x 5' 7")

## Garage

5.34m x 3.02m (17' 6" x 9' 11")

## Garden

The rear garden is predominantly laid to lawn with a patio and a separate decking area. There is gated access to the front of the property at both sides.

## Parking

The brick-paved driveway provides parking for numerous vehicles and there is a garage which is a further option for cars or bikes, but it would also be an excellent store or workshop.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Multi-fuel burning stove
- Excellent storage
- Fully renovated
- Spacious accommodation
- uPVC double glazed
- Under floor heating
- Fully floored loft with power and lighting

## SERVICES

Mains water, electricity and drainage. Heat recovery system. Solar panel hot water heating.

## APPLIANCES INCLUDED

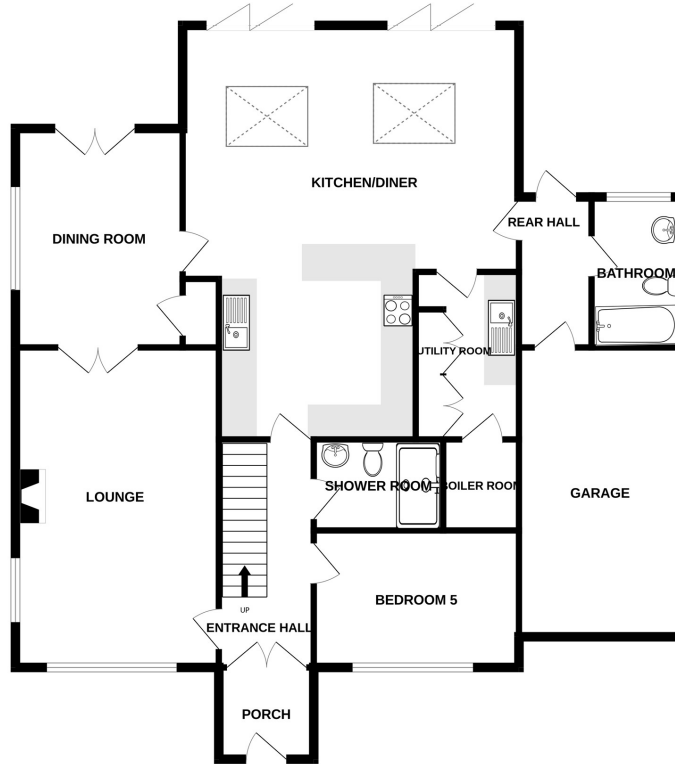
- Neff extractor fan
- Neff induction hob
- Neff double oven
- Neff integrated microwave
- Integrated fridge
- Integrated freezer
- Siemens dishwasher
- Wine fridge

## SCHOOL CATCHMENT

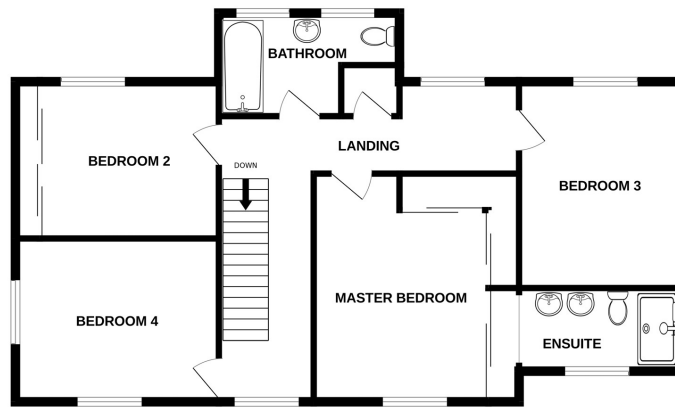
Hautes Capelles Primary School and St Sampsons High School



## GROUND FLOOR



## 1ST FLOOR



## TANDERRA

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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