

SOLE
AGENT

Papillon

21 L'enclos Des Monts | Mont Morin | St Sampson | GY24JA

This semi-detached family home is offered to the market in move-in condition and benefits from generous living space and a recently fitted kitchen. The property is of cavity construction and is located in a quiet clos opposite Delancey Park with the amenities at The bridge being within walking distance and town a short drive away. Accommodation comprises large lounge with working fireplace, a kitchen/breakfast room, conservatory, three bedrooms and a bathroom. To the rear of the property is a low-maintenance garden laid completely to patio with access to the garage/workshop. In addition to the garage there is parking for one car.

£615,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields
& Rutland

PHOTOS



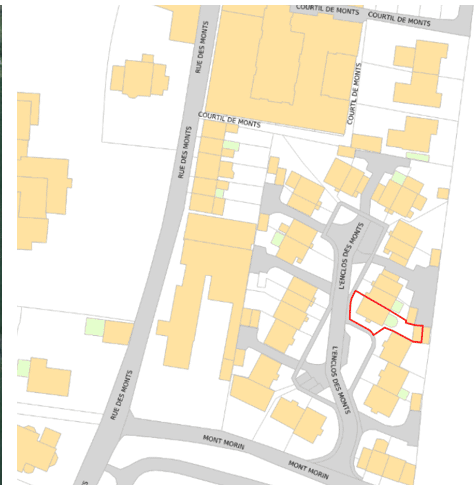
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

1.212m x 0.79m (4' 0" x 2' 7")

Entrance Hall

1.707m x 1.302m (5' 7" x 4' 3")

Lounge

5.19m x 4.74m (17' 0" x 15' 7")

Kitchen/Breakfast Room

3.67m x 3.14m (12' 0" x 10' 4")

Conservatory

3.59m x 3.22m (11' 9" x 10' 7")

First Floor Landing

2.95m x 2.85m (9' 8" x 9' 4")

Bedroom 1

4.69m x 3.188m (15' 5" x 10' 6")

Bedroom 2

3.77m x 2.4m (12' 4" x 7' 10")

Bedroom 3

2.78m x 2.64m (9' 1" x 8' 8")

Bathroom

2.66m x 1.83m (8' 9" x 6' 0")

Garage/Workshop

5.20m x 2.40m (17' 1" x 7' 10")

Garden

To the rear of the property is a low-maintenance garden laid completely to patio with access to the garage/workshop.

Parking

In addition to the garage there is parking for one car.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Excellent reception space
- Working fireplace
- Garage/workshop
- Quiet location
- Large loft space

SERVICES

Mains water and drainage.
Electric heating.

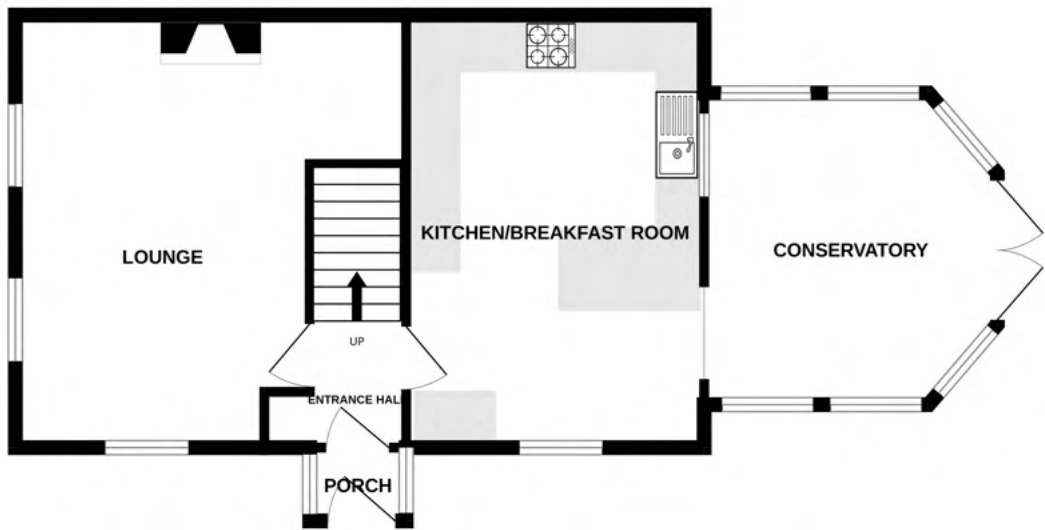
APPLIANCES INCLUDED

- AEG halogen hob
- Extractor fan
- AEG integrated microwave
- AEG double oven
- Samsung fridge/freezer

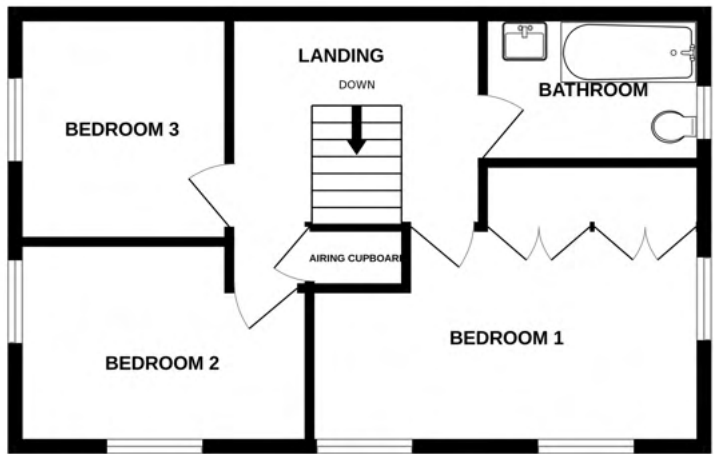
SCHOOL CATCHMENT

- Vale Primary School
- St Sampson High School

GROUND FLOOR



1ST FLOOR



PAPILLON

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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