

SOLE
AGENT

Pres de L'Ecurie

Duveaux Lane | St Sampson | GY24XZ

This detached family home is located in quiet lane in a highly desirable area with schools and shops nearby as well as being a short drive from Town, The Bridge and the coast. For convenience, there is a bus stop practically on the doorstep. The property is presented in move-in condition and offers a number of very interesting options for buyers. The bungalow has had plans passed to develop into a large four/five bedroom house with modern living areas. There is also the possibility of reconfiguring the existing footprint to create a wing. Current accommodation comprises large lounge, dining room, kitchen/breakfast room, three bedrooms, a bathroom and a utility room. To the rear of the property is a low maintenance, west-facing garden which is partially laid to lawn with a large patio area, all of which are bordered by mature trees and shrubs that provide privacy but don't stop the sun from streaming in all day. The main feature of the outside space is a large timber cabin with power, lighting and heating. This wonderful outbuilding provides a multitude of uses including a space for hobbies, an extension of the social space and it is ideal for anybody running a business from home. A large tarmac driveway provides parking for a number of vehicles.

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

£895,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



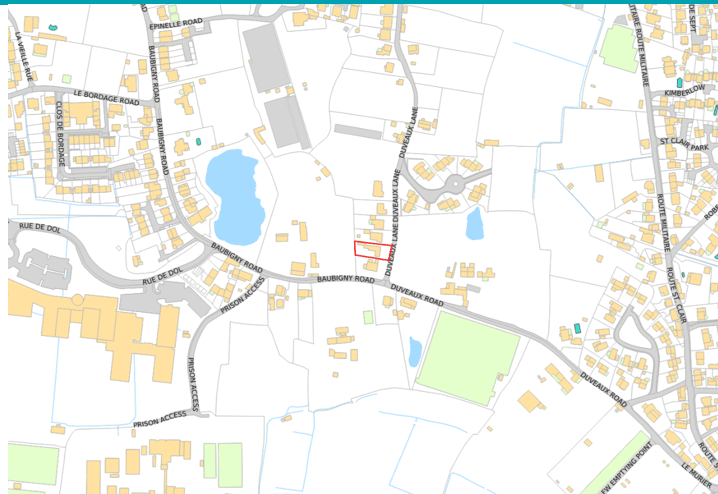
PHOTOS



PHOTOS



SPECIFICATIONS



Dining Room

5.48m x 2.76m (18' 0" x 9' 1")

Kitchen/Breakfast Room

5.48m x 2.99m (18' 0" x 9' 10")

Utility Room

3.27m x 2.87m (10' 9" x 9' 5")

Lounge

7.06m x 3.96m (23' 2" x 13' 0")

Rear Hall

4.08m x 2.08m (13' 5" x 6' 10")

Bathroom

2.36m x 2.26m (7' 9" x 7' 5")

Master Bedroom

3.91m x 3.91m (12' 10" x 12' 10")

Bedroom 2

3.22m x 2.56m (10' 7" x 8' 5")

Bedroom 3

3.12m x 2.69m (10' 3" x 8' 10")

Garden

To the rear of the property is a low maintenance garden which is partially laid to lawn with a large patio area, all of which are bordered by mature trees and shrubs which provide privacy. The main feature of the outside space is a large timber cabin with power, lighting and heating.

Parking

A large tarmac driveway provides parking for a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Desirable location
- Plans approved
- Low maintenance garden
- Large timber cabin

SERVICES

Mains water and electricity.
Cesspit drainage.

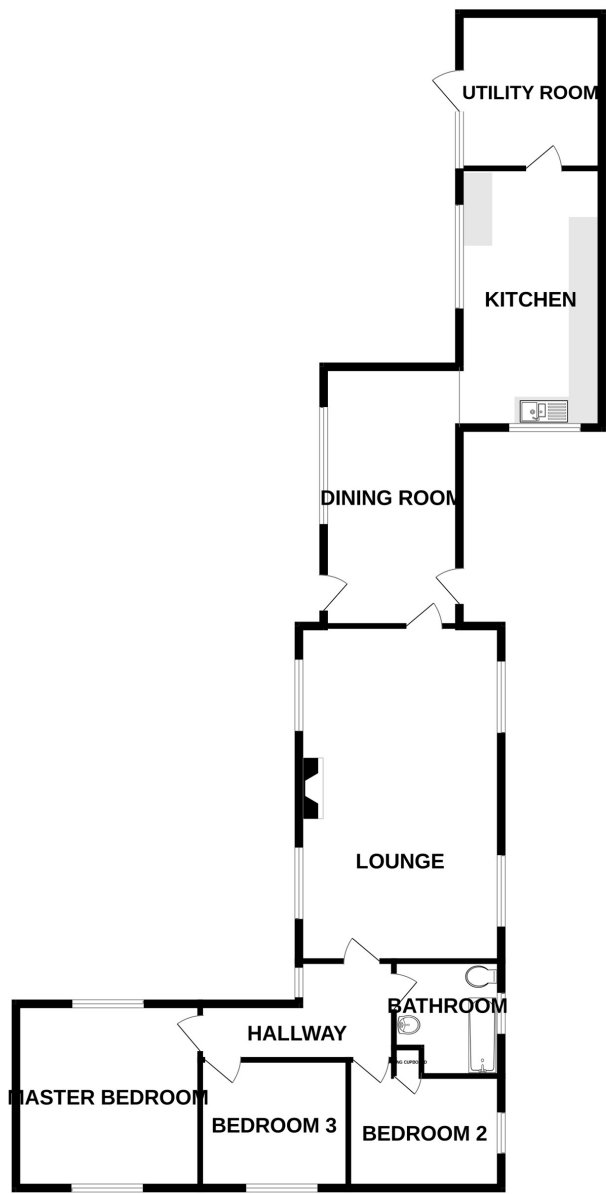
APPLIANCES INCLUDED

To be agreed at sale

SCHOOL CATCHMENT

Hautes Capelles Primary School
and St Sampson High School

GROUND FLOOR



PRE DE L'ECURIE

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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