SOLE
AGENT

11 Sycamore Avenue

Les Bas Courtils Road | St Sampson | GY24BP

This stunning new build property is conveniently located between Town and The Bridge with the advantage of being on a main bus route and having Delancy Park nearby. This light and spacious family home has been finished to an exceptionally high standard throughout and boasts incredible views from the top floor.

Accommodation comprises lounge, kitchen/diner, four double bedrooms, three bathrooms, a WC and a utility room. To the rear of the property is a low maintenance garden laid to lawn and patio with gated access to the front. A driveway provides parking for two vehicles. Regret no smokers or pets. Available immediately.

4 BEDROOMS

3 BATHROOMS

1 RECEPTION

£3,200 pcm

ESTATE AGENTS & PROPERTY MANAGERS

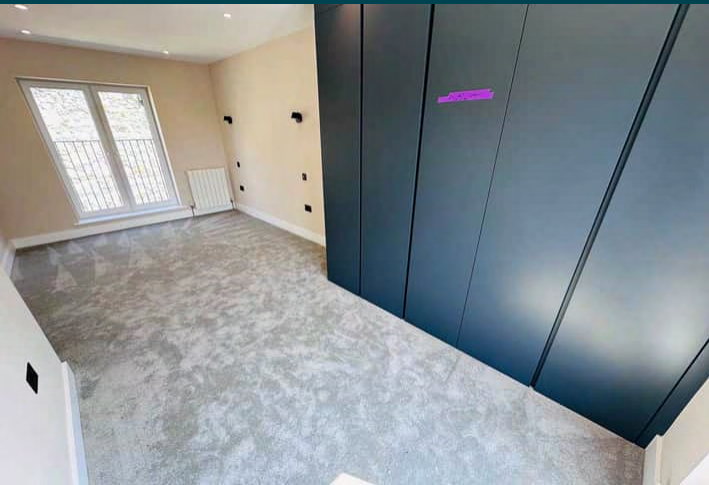
Shields
& Rutland

OPENING DOORS SINCE 1993

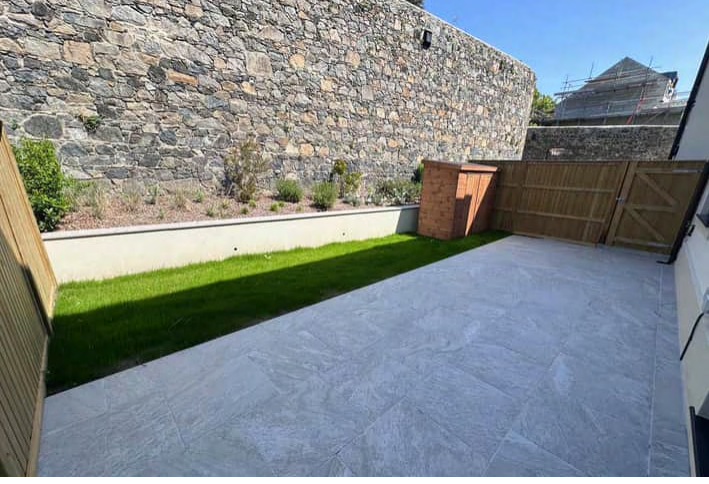
PHOTOS



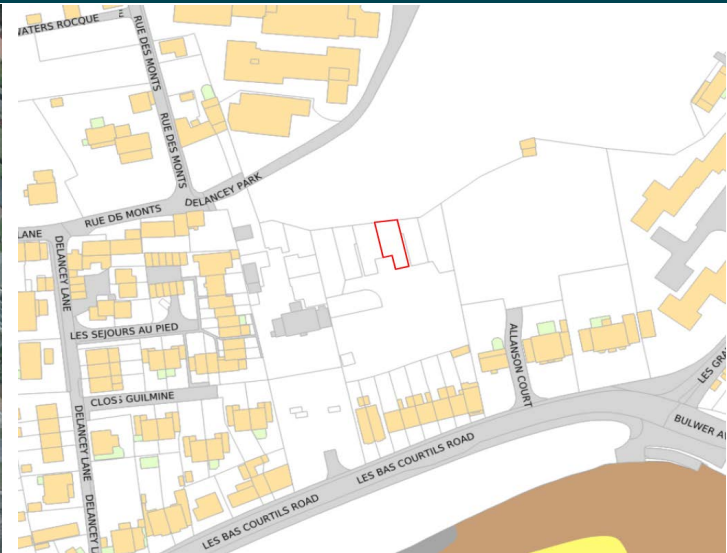
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

6.20m x 1.33m (20' 4" x 4' 4")

Lounge

4.16m x 3.15m (13' 8" x 10' 4")

Utility Room

3.61m x 1.65m (11' 10" x 5' 5")

WC

1.72m x 0.93m (5' 8" x 3' 1")

Kitchen/Diner

6.37m x 2.87m (20' 11" x 9' 5")

Master Bedroom

6.37m x 3.15m (20' 11" x 10' 4")

Ensuite

2.11m x 1.47m (6' 11" x 4' 10")

Bedroom 2

6.37m x 2.86m (20' 11" x 9' 5")

Ensuite

2.77m x 1.40m (9' 1" x 4' 7")

Second Floor Landing

3.45m x 2.11m (11' 4" x 6' 11")

Bedroom 3

4.28m x 3.15m (14' 1" x 10' 4")

Bedroom 4

4.23m x 2.86m (13' 11" x 9' 5")

Bathroom

2.48m x 2.02m (8' 2" x 6' 8")

Garden

To the rear of the property is a low maintenance garden laid to lawn and patio with gated access to the front of the property.

Parking

A driveway provides parking for two vehicles.

PRICE INCLUDES

Flooring and light fittings.

SPECIAL FEATURES

- New build
- Light and spacious
- Convenient location
- Low maintenance garden

SERVICES

Mains water, electricity and drainage.

APPLIANCES INCLUDED

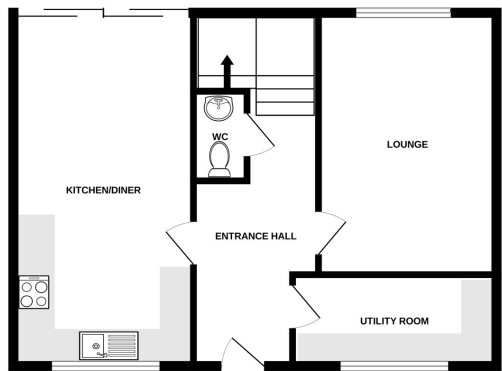
- Oven
- Four ring hob
- Extractor fan

SCHOOL CATCHMENT

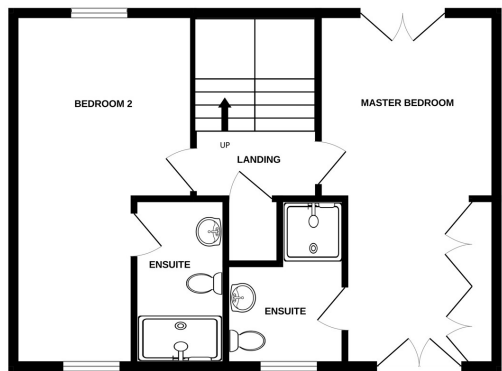
Vale Primary School and St Sampsons High School

FLOORPLAN

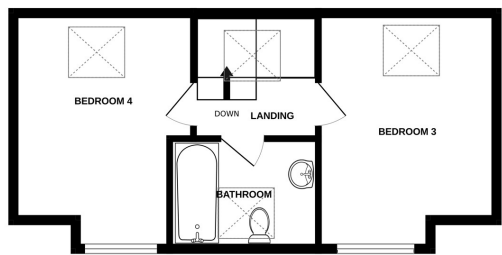
GROUND FLOOR



1ST FLOOR



2ND FLOOR



11 SYCAMORE AVENUE

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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