



SOLE  
AGENT

## Nampara

4 Heritage Clos | Route De Carteret | Castel | GY57YW

This semi-detached family home is located a short walk from the west coast beaches and the Cobo village amenities. Nampara is presented to the market having been recently redecorated throughout and offers spacious rooms with excellent potential to create an open-plan ground floor as the partition wall was added after the original build was complete. There is also the possibility of building above the single storey ground floor extension to create additional space upstairs. The upstairs has three good-sized bedrooms and a bathroom that could be divided into an en-suite off bedroom one and a family bathroom. There is a further bedroom/playroom/home office on the ground floor. Accommodation comprises large lounge, kitchen/diner, four bedrooms and a bathroom. To the rear of the property is a low maintenance garden with gated access to the front of the house. The driveway provides parking for at least two vehicles and there is an abundance of public parking immediately outside.

4 BEDROOMS

1 BATHROOM

1 RECEPTION

**£550,000**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993

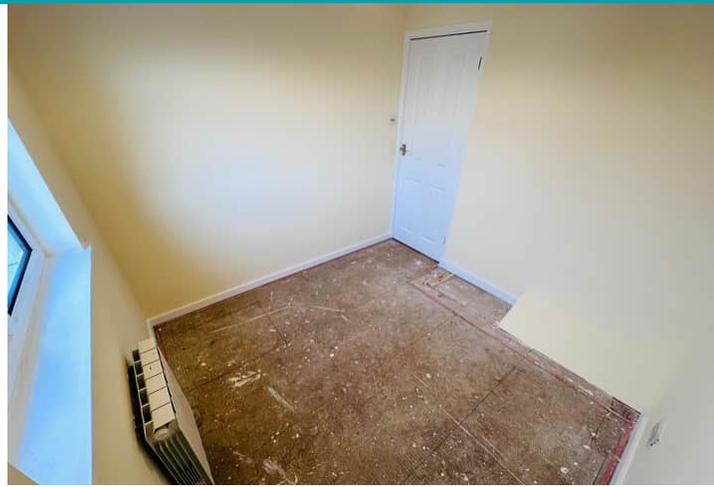
# PHOTOS



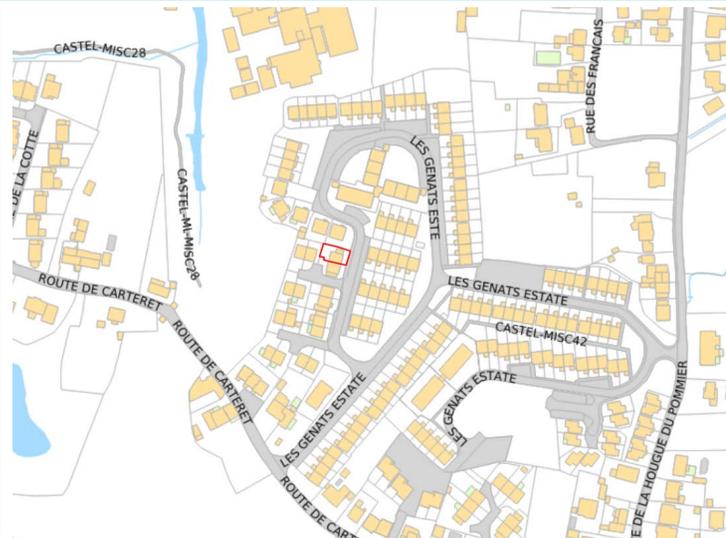
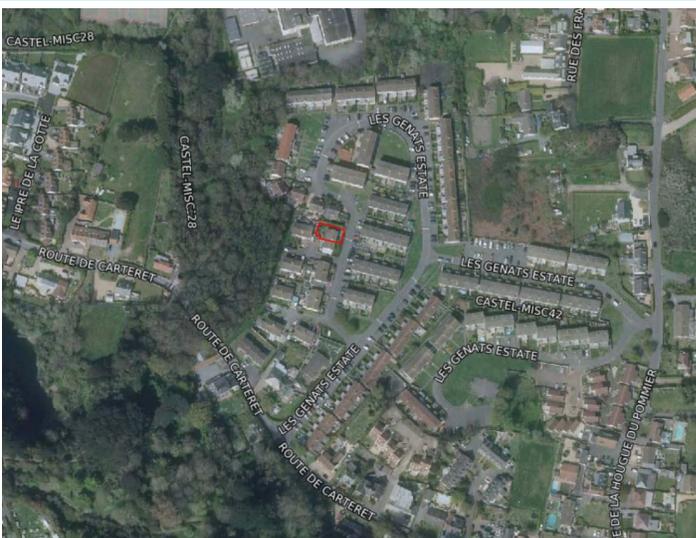
# PHOTOS



PHOTOS



# SPECIFICATIONS



## Entrance Hall

2.08m x 1.07m (6' 10" x 3' 6")

## Lounge

6.10m x 4.62m (20' 0" x 15' 2")

## Kitchen/Diner

6.01m x 2.35m (19' 9" x 7' 9")

## Bedroom 4

4.04m x 2.49m (13' 3" x 8' 2")

## First Floor Landing

2.72m x 1.98m (8' 11" x 6' 6")

## Bedroom 1

3.28m x 3.27m (10' 9" x 10' 9")

## Bedroom 2

3.70m x 3.30m (12' 2" x 10' 10")

## Bedroom 3

2.72m x 2.65m (8' 11" x 8' 8")

## Bathroom

2.68m x 2.33m (8' 10" x 7' 8")

## Garden

To the rear of the property is a low maintenance garden with gated access to the front of the house.

## Parking

The driveway provides parking for at least two vehicles and there is an abundance of public parking immediately outside.

## PRICE INCLUDES

Carpets and light fittings.

## SPECIAL FEATURES

- Working fireplace
- West coast nearby
- Large loft space
- Spacious accommodation

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

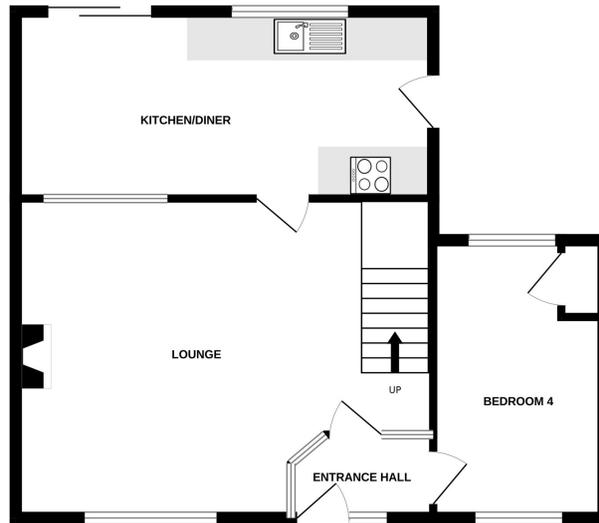
## APPLIANCES INCLUDED

- Hotpoint Aquarius washing machine
- Neff double oven
- Neff four ring hob

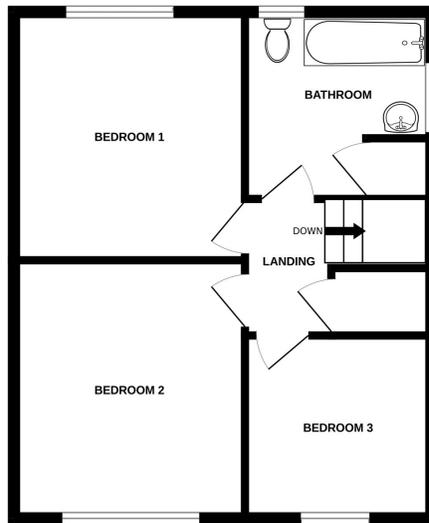
## SCHOOL CATCHMENT

La Mare de Carteret Primary School and St Sampsons High School

GROUND FLOOR



1ST FLOOR



NAMPARA

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.  
Made with Metropix ©2024