



Les Cedres

La Route du Picquerel | St Sampson |

This detached family home is in need of upgrading but offers huge potential as there is the possibility to create an independent wing for multi-generational living or to modernise and take full advantage of the first floor sea views. This spacious property is tucked away in a very quiet, coastal location with beautiful walks on the doorstep, shops and restaurants nearby and the beach a stones' throw away. Accommodation comprises a large lounge/diner, kitchen, three double bedrooms (the master having a dressing room), a single bedroom and a bathroom. There is a small room adjacent to the master bedroom which once housed a WC and an outbuilding which is used as a workshop and a utility room. To the rear of the property is a low maintenance garden, predominantly laid to patio with gravel areas, mature borders and shrubs. There is a currently parking for one car. While the driveway could easily be made bigger to facilitate multiple vehicles, there is the benefit of plenty of public parking outside the front door.

4 BEDROOMS

1 BATHROOM

1 RECEPTION

£745,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



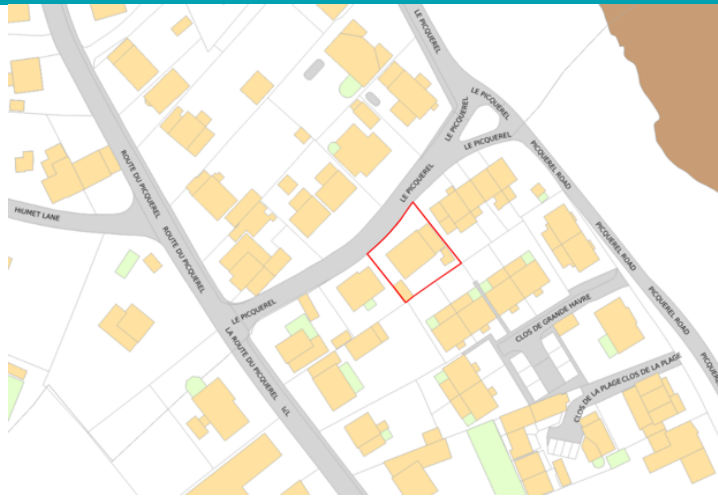
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

1.15m x 0.64m (3' 9" x 2' 1")

Lounge/Diner

10.23m x 3.35m (33' 7" x 11' 0")

Entrance Hall

2.95m x 1.39m (9' 8" x 4' 7")

Kitchen

3.63m x 3.50m (11' 11" x 11' 6")

Inner Hall

3.94m x 3.43m (12' 11" x 11' 3")

Bedroom 2

5.18m x 3.65m (17' 0" x 12' 0")

Bedroom 3

3.36m x 3.02m (11' 0" x 9' 11")

Bedroom 4

3.38m x 2.25m (11' 1" x 7' 5")

Bathroom

2.38m x 1.62m (7' 10" x 5' 4")

First Floor Landing

2.21m x 0.85m (7' 3" x 2' 9")

WC

1.47m x 0.85m (4' 10" x 2' 9")

Master Bedroom

4.87m x 4.64m (16' 0" x 15' 3")

Dressing Room

4.88m x 3.51m (16' 0" x 11' 6")

Outbuilding/Shed

3.29m x 2.69m (10' 10" x 8' 10")

Garden

To the rear of the property is a low maintenance garden, predominantly laid to patio with gravel areas, mature borders and shrubs.

Parking

There is a currently parking for one car. While the driveway could easily be made bigger to facilitate multiple vehicles, there is the benefit of plenty of public parking outside the front door.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Sea views
- Spacious accommodation
- Quiet and desirable location
- uPVC double glazed

SERVICES

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

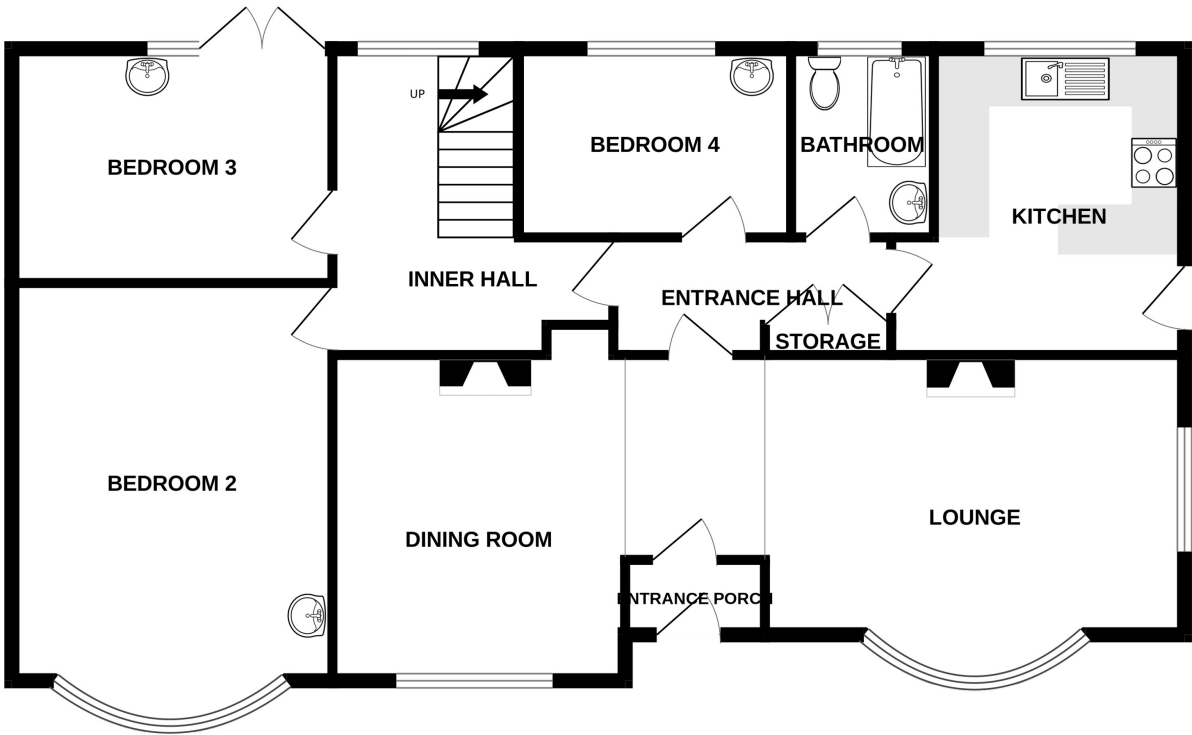
APPLIANCES INCLUDED

- Rangemaster 110 leisure oven
- Hotpoint fridge/freezer
- Hoover tumble dryer
- Hotpoint washing machine

SCHOOL CATCHMENT

Hautes Capelles Primary School and St Sampsons High School

GROUND FLOOR



1ST FLOOR



LES CEDRES

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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