

SOLE  
AGENT

## La Moulliere

Les Petites Capelles Road | St Sampson | GY24GS

This beautiful, detached family home has been recently upgraded by the current owners and boasts character and charm throughout with sunny social spaces and large bedrooms. This wonderful property sits in a quiet, off-road location within easy walking distance to shops, restaurants and schools. Accommodation comprises large lounge, sun room/dining room, kitchen, utility room, three double bedrooms, a bathroom and a study. To the rear of the property is a low maintenance garden which is predominantly laid to lawn with gravel area and raised decking. The garden overlooks a neighbouring field which creates privacy and a feeling of space. The front driveway provides parking for a number of vehicles and also allows for additional garden space (as previously used) if required.

### £699,000

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



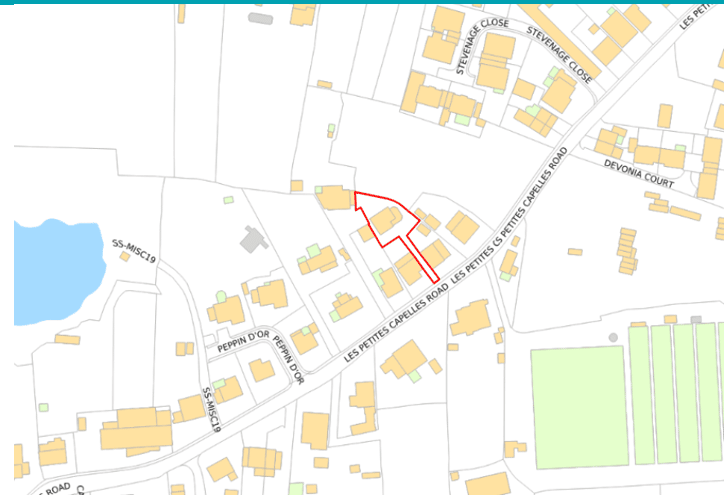
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Lounge

5.79m x 4.26m (19' 0" x 14' 0")

## Sun Room

6.45m x 5.69m (21' 2" x 18' 8")

## Study

2.62m x 2.52m (8' 7" x 8' 3")

## Kitchen/Breakfast Room

5.80m x 2.97m (19' 0" x 9' 9")

## Utility Room

2.66m x 2.40m (8' 9" x 7' 10")

## First Floor Landing

2.76m x 0.96m (9' 1" x 3' 2")

## Master Bedroom

4.81m x 3.82m (15' 9" x 12' 6")

## Bedroom 2

5.04m x 2.63m (16' 6" x 8' 8")

## Bedroom 3

3.02m x 2.99m (9' 11" x 9' 10")

## Bathroom

2.71m x 1.90m (8' 11" x 6' 3")

## Garden

To the rear of the property is a low maintenance garden which is predominantly laid to lawn with gravel area and raised decking. The garden overlooks a neighbouring field which creates privacy and a feeling of space.

## Parking

The front driveway provides parking for a number of vehicles and also allows for additional garden space (as previously used) if required.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Multi fuel burning stove
- uPVC double glazed
- Recently upgraded
- Amenities close by
- Spacious accommodation

## SERVICES

Mains water, electricity and drainage.

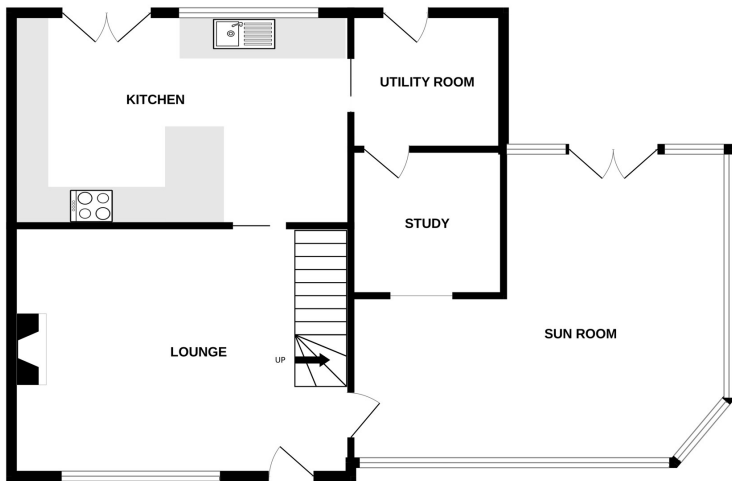
## APPLIANCES INCLUDED

- Classic 110 oven
- Rangemaster extractor fan
- AEG integrated microwave
- American style Samsung fridge/freezer
- Hotpoint dishwasher

## SCHOOL CATCHMENT

Hautes Capelles Primary School and St Sampsons High School

GROUND FLOOR



1ST FLOOR



## LA MOULLIERE

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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