

SOLE
AGENT

Ch'lisier

Mont Morin | St Sampsons |

This spacious family home is presented to the market requiring upgrading but is in perfectly habitable condition. The current owners have recently had plans passed for major reworking of the main living space, which highlights the potential of the property. The house is conveniently located within a short walk from The Bridge while also having Delancey Park almost next door. Accommodation comprises lounge/diner, kitchen, conservatory, three double bedrooms, a bathroom and a WC. The property also benefits from an area ideal for a teenager or dependant relative which comprises of an open plan kitchen/lounge/diner, bedroom and a shower room. To the rear is a large garden comprising of two patio areas and a lawn, which is bordered by mature trees and shrubs. There is gated access to the front of the property. A gravel driveway provides parking for at least three vehicles.

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

£675,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



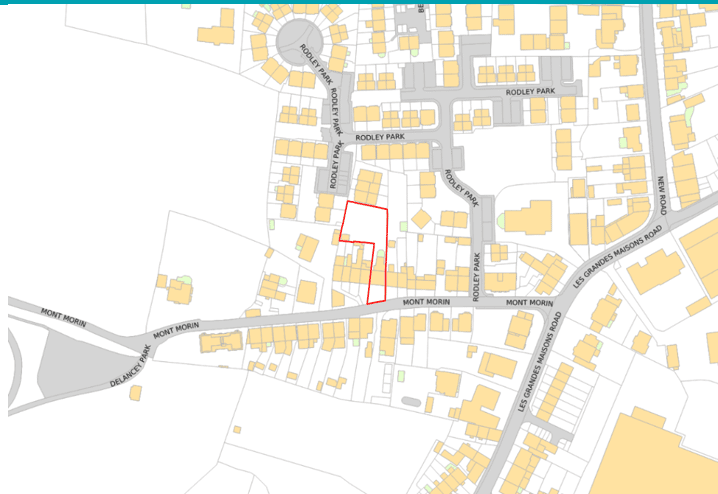
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

3.25m x 1.07m (10' 8" x 3' 6")

Entrance Hall

3.33m x 1.58m (10' 11" x 5' 2")

Lounge/Diner

6.88m x 4.22m (22' 7" x 13' 10")

Inner Hall

2.50m x 2.22m (8' 2" x 7' 3")

WC

2.03m x 0.81m (6' 8" x 2' 8")

Kitchen

5.50m x 3.64m (18' 1" x 11' 11")

Conservatory

3.79m x 3.76m (12' 5" x 12' 4")

First Floor Landing

3.72m x 1.58m (12' 2" x 5' 2")

Bedroom 1

4.40m x 3.35m (14' 5" x 11' 0")

Bedroom 2

3.97m x 3.01m (13' 0" x 9' 11")

Bedroom 3

3.78m x 3.40m (12' 5" x 11' 2")

Bathroom

3.96m x 3.18m (13' 0" x 10' 5")

Private Unit: Kitchen/Lounge/Diner

7.00m x 2.42m (23' 0" x 7' 11")

Private Unit: Bedroom

3.51m x 3.05m (11' 6" x 10' 0")

Private Unit: Shower Room

1.31m x 1.17m (4' 4" x 3' 10")

Garden

To the rear of the property is a large garden. The area is bordered with mature trees and shrubs and is predominantly laid to lawn with two patio areas. There are also apple trees, a cherry tree and a plum tree. There is gated access to the front of the property.

Parking

A gravel driveway provides parking for at least three vehicles

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Potential to develop
- Large garden
- Independent unit with potential to integrate into main house
- Spacious accommodation
- Underfloor heating in bathroom
- uPVC double glazed

SERVICES

Mains drain, water and electric.

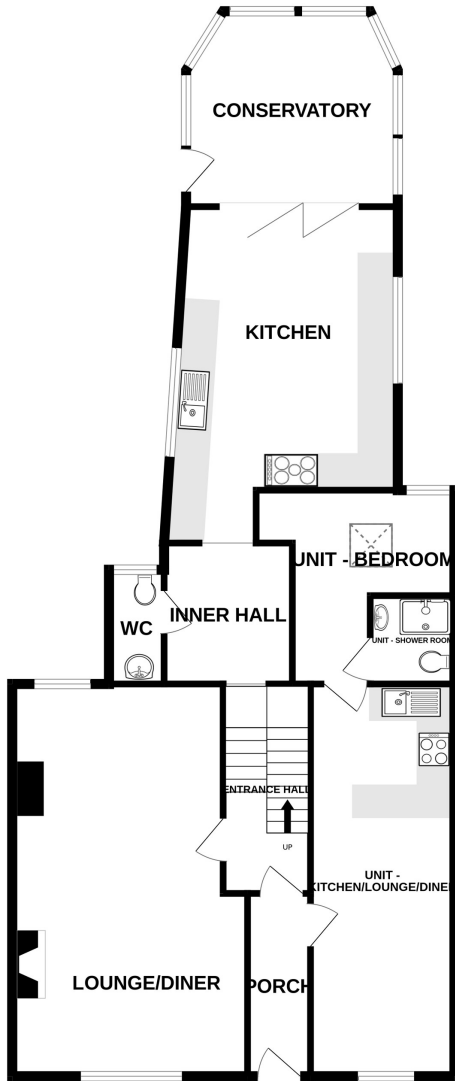
APPLIANCES INCLUDED

To be agreed at sale

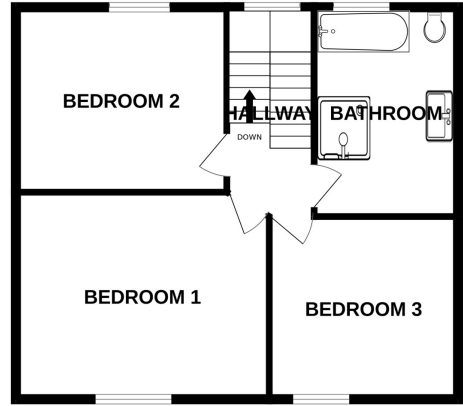
SCHOOL CATCHMENT

Vale Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



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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