

SOLE
AGENT

Rosaire

9 Clos de Priaulx | Brock Road | St Sampson | GY24PW

Rosaire is located on a quiet clos within walking distance of both The Bridge amenities and Delancey Park. This modern and spacious family home is presented in immaculate condition having recently been upgraded by the current owner. Accommodation comprises open plan kitchen/lounge/diner, conservatory with a utility area, three bedrooms (the master benefitting from a dressing area and ensuite shower room) and a family bathroom. To the rear of the property is a low maintenance private garden partially laid with artificial grass while also having a raised decked area to catch the last of the evening sun. In addition to the garage, there is parking for two vehicles - one space immediately outside the front door and a second allocated space on the clos.

£685,000

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

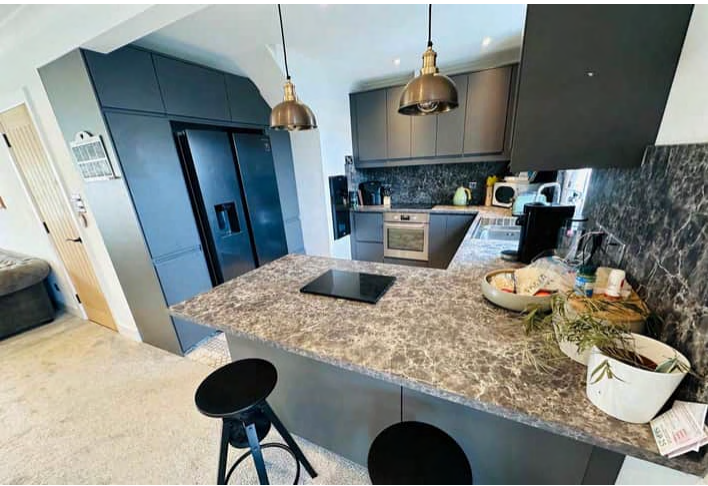
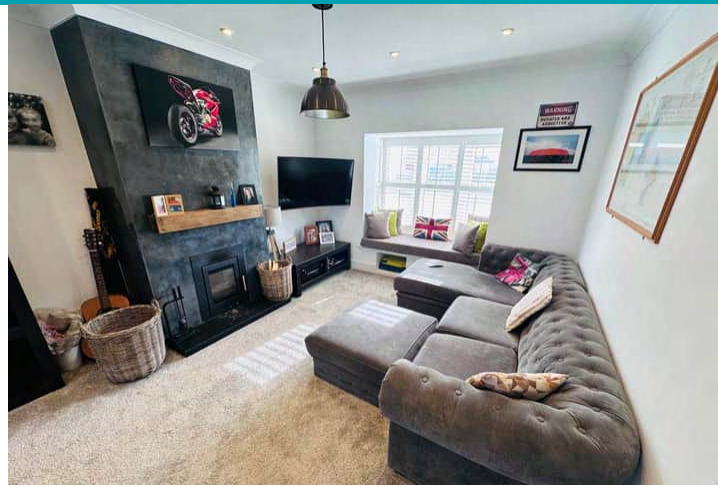
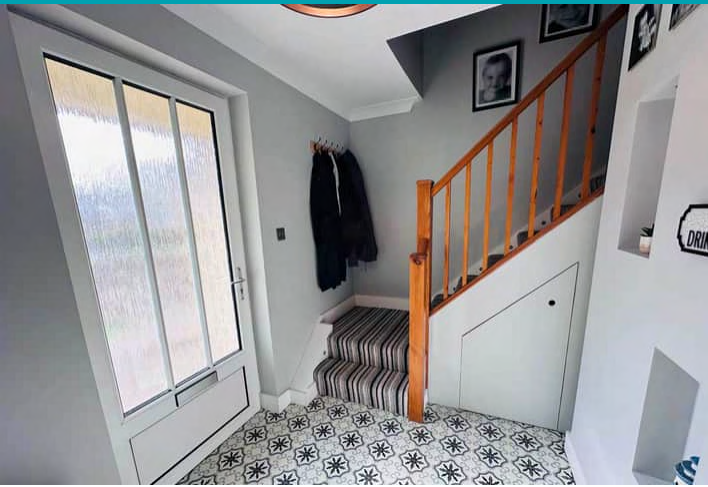
2 BATHROOMS

2 RECEPTIONS

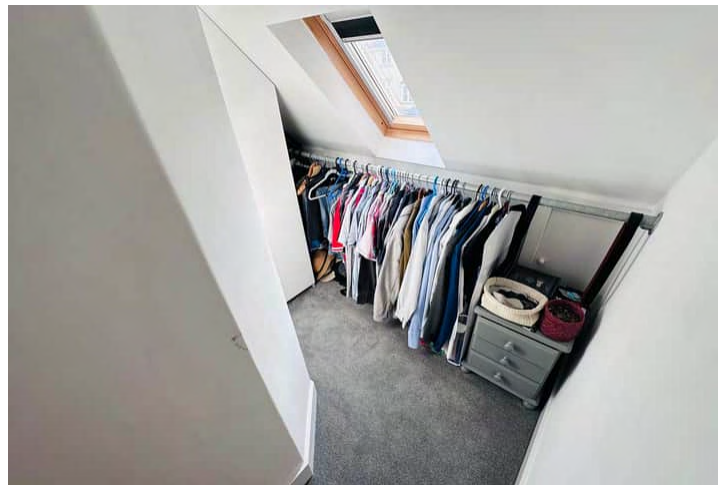
Shields
& Rutland

OPENING DOORS SINCE 1993

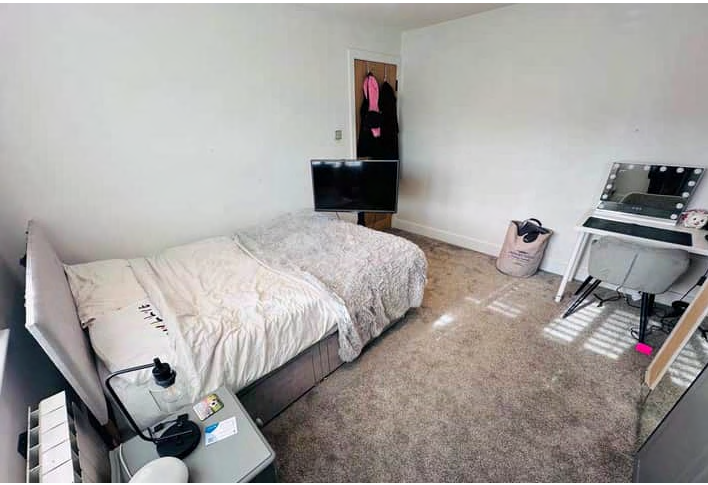
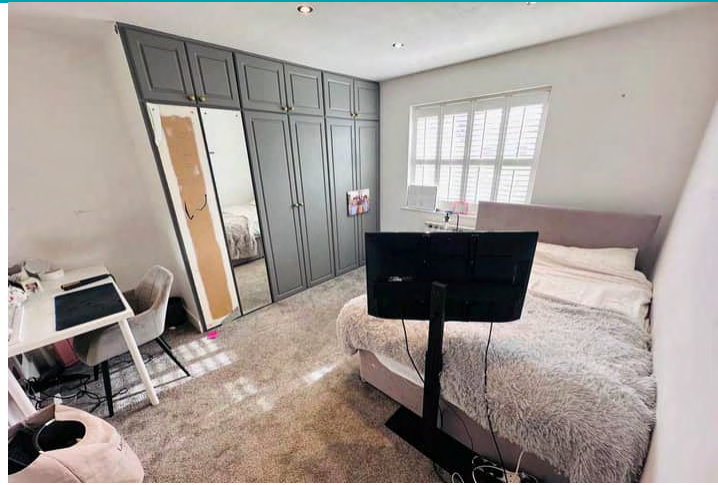
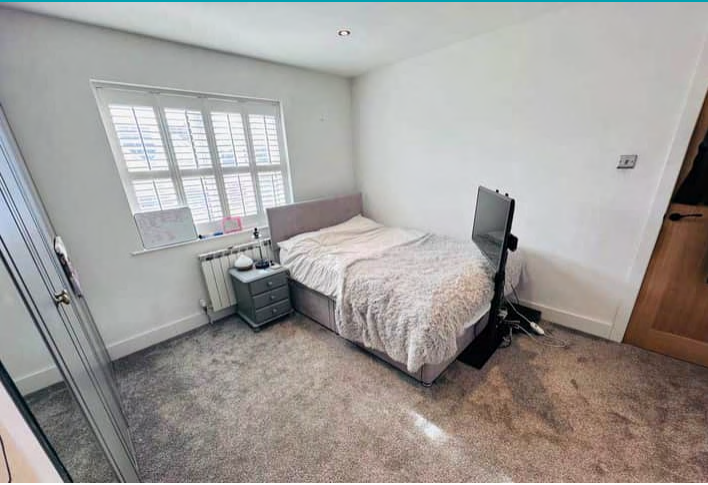
PHOTOS



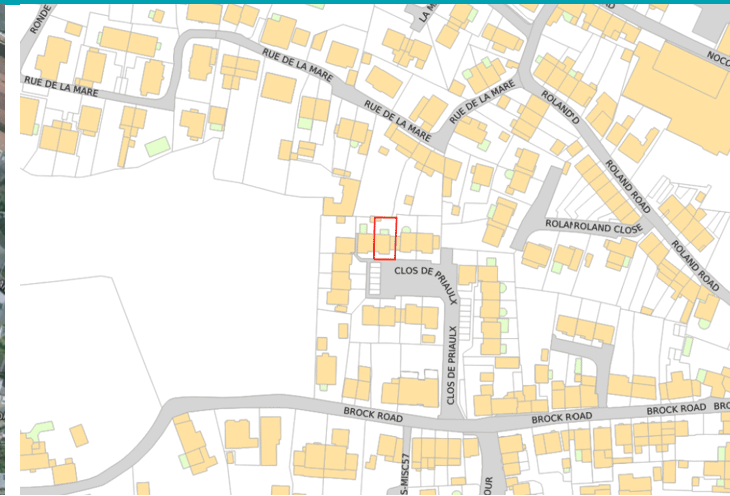
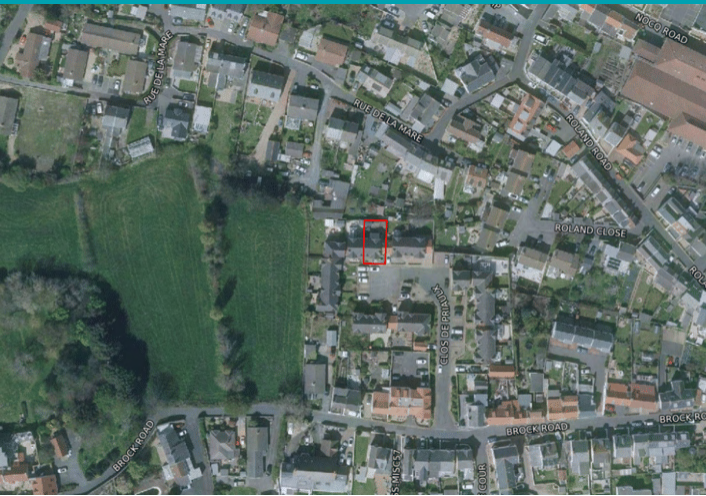
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

9' 4" x 6' 8" (2.84m x 2.03m)

Lounge/Diner

7.27m x 3.46m (23' 10" x 11' 4")

Kitchen

3.20m x 3.16m (10' 6" x 10' 4")

Conservatory

3.45m x 2.31m (11' 4" x 7' 7")

First Floor Landing

2.85m x 1.51m (9' 4" x 4' 11")

Bedroom 1

3.46m x 3.45m (11' 4" x 11' 4")

Dressing Room

2.41m x 2.09m (7' 11" x 6' 10")

Ensuite Shower Room

2.34m x 2.30m (7' 8" x 7' 7")

Bedroom 2

3.72m x 3.46m (12' 2" x 11' 4")

Bedroom 3

3.53m x 2.30m (11' 7" x 7' 7")

Bathroom

2.31m x 1.70m (7' 7" x 5' 7")

Garage

16' 4" x 8' 1" (4.98m x 2.46m)

Garden

To the rear of the property is a low maintenance private garden partially laid with artificial grass while also having a raised decked area to catch the last of the evening sun.

Parking

In addition to the garage, there is parking for two vehicles - one space immediately outside the front door and a second allocated space on the clos.

PRICE INCLUDES

Blinds, carpets and light fittings.

SPECIAL FEATURES

- Quiet clos
- uPVC double glazing
- Log burning stove
- Spacious accommodation
- Garage
- Electric underfloor heating downstairs

SERVICES

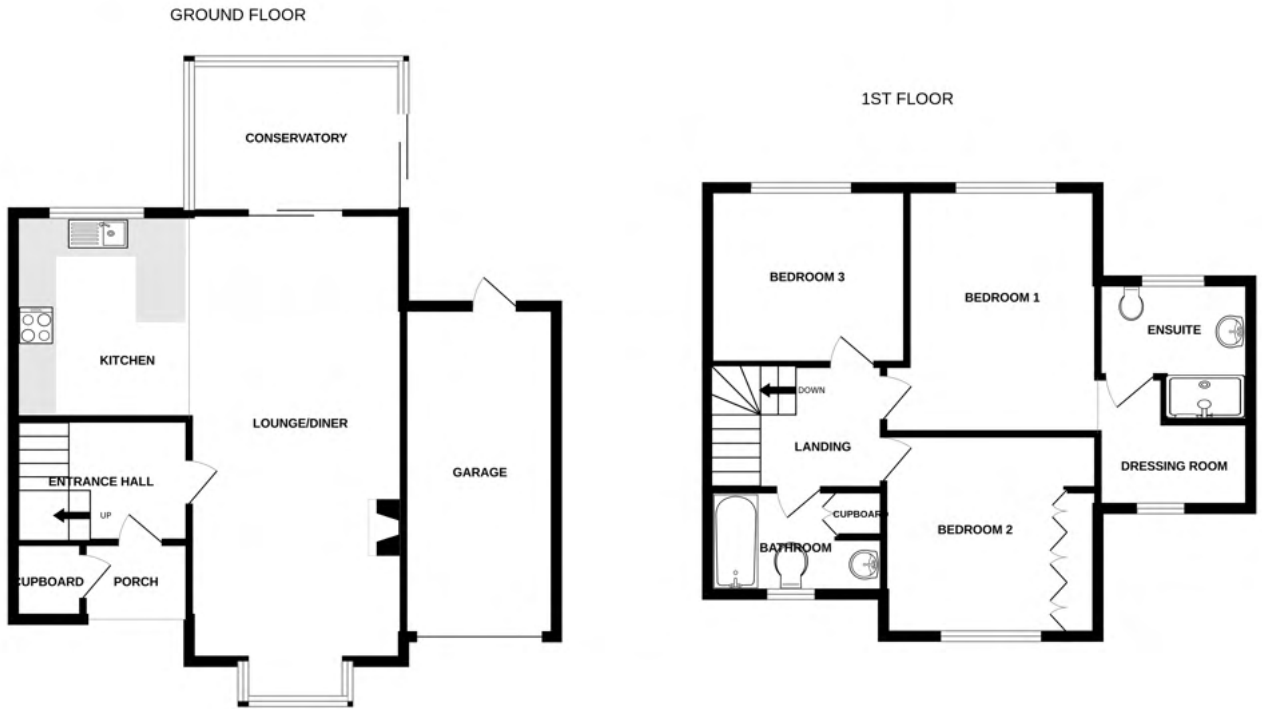
Mains water, drainage and electricity. New electric boiler and hot water tank in the attic.

APPLIANCES INCLUDED

- Samsung fridge/freezer
- Wine fridge
- Schott ceran halogen hob
- Single oven
- Integrated dishwasher
- Hotpoint washing machine
- Hotpoint tumble dryer

SCHOOL CATCHMENT

- Vale Primary School and S Sampson High School



ROSAIRE

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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