



4, Brooklands

Baubigny Road | St Sampson | GY24YQ

This modern, semi-detached family home is presented to the market in excellent condition and boasts beautiful features throughout. 4 Brooklands is conveniently located in the two-way section of Baubigny with Oatlands and Marks and Spencer within walking distance. The light and spacious accommodation comprises an open plan lounge/kitchen/diner, three bedrooms (the master benefitting from a ensuite shower room), a shower room and a WC. To the rear of the property is a enclosed, low maintenance garden with gated access to the three allocated parking spaces.

£795,000

SOLE
AGENT

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

Shields
& Rutland

PHOTOS



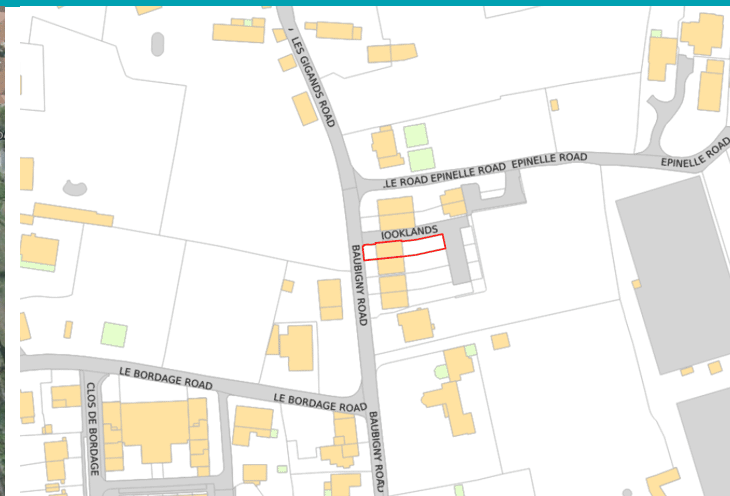
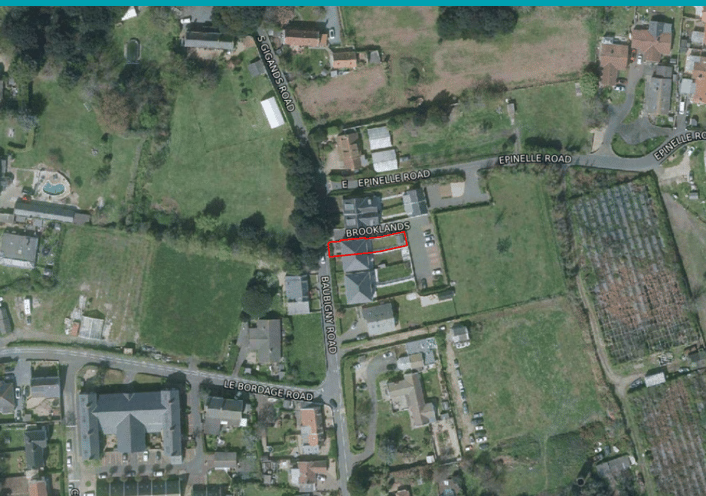
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.27m x 2.21m (14' 0" x 7' 3")

Kitchen

4.37m x 3.12m (14' 4" x 10' 3")

Lounge/Diner

5.51m x 4.57m (18' 1" x 15' 0")

WC

1.65m x 1.02m (5' 5" x 3' 4")

First Floor Landing

3.58m x 1.40m (11' 9" x 4' 7")

Bedroom 1

4.44m x 3.71m (14' 7" x 12' 2")

Ensuite

2.62m x 1.37m (8' 7" x 4' 6")

Bedroom 2

3.61m x 2.51m (11' 10" x 8' 3")

Bedroom 3

3.56m x 2.84m (11' 8" x 9' 4")

Bathroom

1.85m x 1.78m (6' 1" x 5' 10")

Garden

To the rear of the property is a enclosed, low maintenance garden with gated access to the parking.

Parking

There are three allocated parking spaces.

PRICE INCLUDES

Blinds, carpets and light fittings

SPECIAL FEATURES

- Modern build
- Convenient location
- uPVC double glazed
- Light and spacious
- Enclosed garden

SERVICES

Mains water, electricity and drainage. Electric central heating.

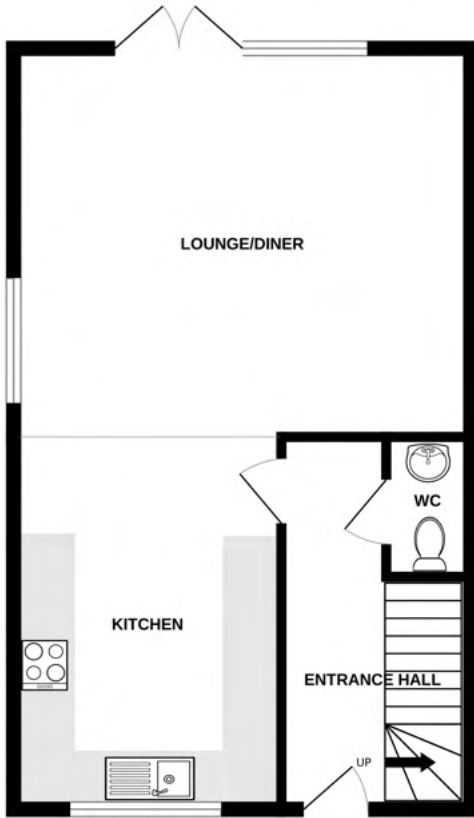
APPLIANCES INCLUDED

- Neff stainless steel double oven
- Integrated Hotpoint fridge/freezer
- Neff hob
- Neff extractor fan
- Integrated Neff dishwasher
- Hotpoint washer/dryer

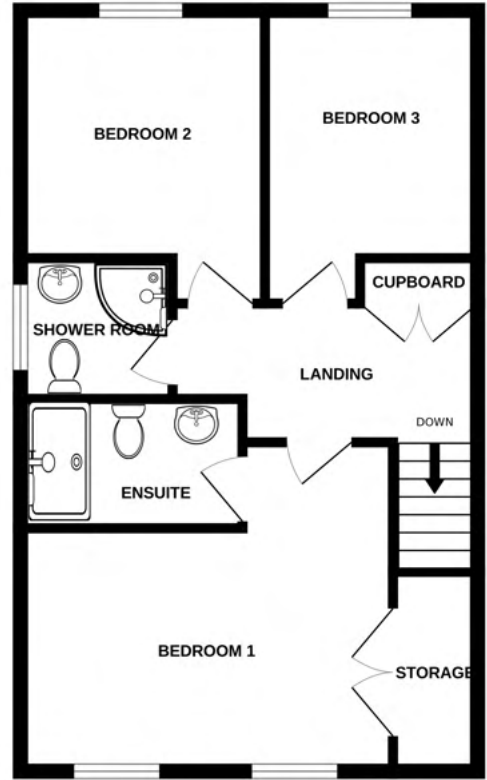
SCHOOL CATCHMENT

Hautes Capelles Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



NO 4, BROOKLANDS

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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