

SOLE  
AGENT

## Le Guern

Robergerie Lane | St Sampson | GY24NQ

This semi-detached family home is presented to the market in excellent condition having been recently upgraded by the current owner. Le Guern offers spacious rooms which are flooded with natural light and also has the bonus of a covered, outside kitchen area, ideal for entertaining. The property is located on a quiet clos within comfortable walking distance to both Delancey Park and the amenities at The Bridge. Accommodation comprises large lounge/diner, kitchen, three double bedrooms, a bathroom, a shower room, a utility room and a study/playroom/home office. The rear garden is low maintenance, predominantly laid to lawn, with a large shed and a covered area boasting an outside sink and wood burning oven. To the front of the property is a tarmac drive that can facilitate at least three cars.

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3 BEDROOMS

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2 BATHROOMS

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1 RECEPTION

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**£695,000**

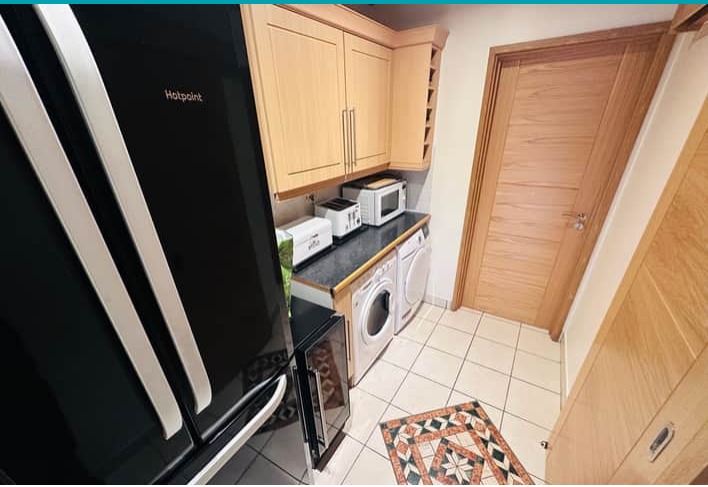
ESTATE AGENTS & PROPERTY MANAGERS



# PHOTOS



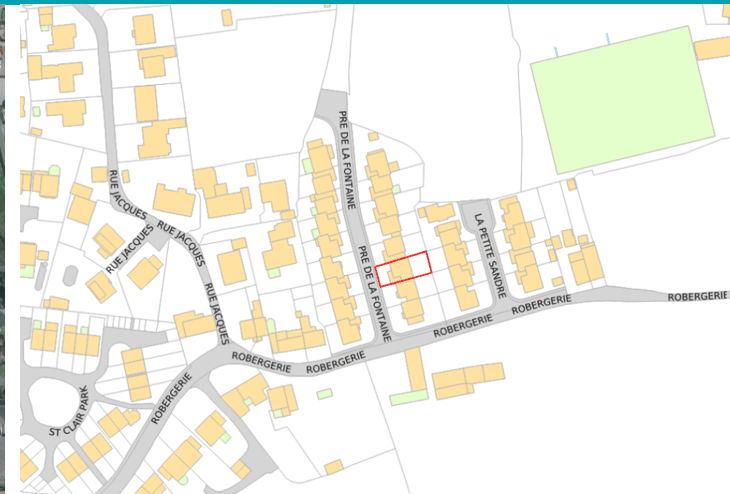
# PHOTOS



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# SPECIFICATIONS



## Entrance Hall

3.92m x 1.99m (12' 10" x 6' 6")

## Lounge/Diner

6.18m x 5.47m (20' 3" x 17' 11")

## Kitchen

3.45m x 2.93m (11' 4" x 9' 7")

## Utility Room

2.62m x 1.80m (8' 7" x 5' 11")

## Home Office/Snug

2.90m x 2.18m (9' 6" x 7' 2")

## Shower Room

2.62m x 1.00m (8' 7" x 3' 3")

## First Floor Landing

3.15m x 2.01m (10' 4" x 6' 7")

## Bedroom 1

4.46m x 2.63m (14' 8" x 8' 8")

## Bedroom 2

3.44m x 3.33m (11' 3" x 10' 11")

## Bedroom 3

3.42m x 2.94m (11' 3" x 9' 8")

## Bathroom

1.96m x 1.58m (6' 5" x 5' 2")

## Garden

The rear garden is low maintenance, predominantly laid to lawn, with a large shed and a covered area boasting an outside sink and wood burning oven.

## Parking

To the front of the property is a tarmac drive that can facilitate at least three cars.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- uPVC double glazed
- Under floor heating throughout
- Excellent condition
- Convenient location
- Spacious and light

## SERVICES

Mains water, electricity and drainage. Electric heating.

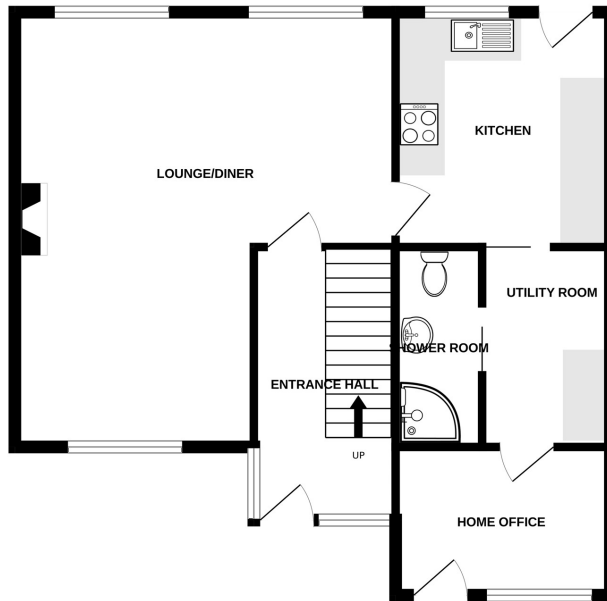
## APPLIANCES INCLUDED

- AEG single oven
- AEG induction hob
- AEG integrated dishwasher
- Belling extractor fan
- Hotpoint fridge/freezer
- Hotpoint washing machine
- AEG tumble dryer

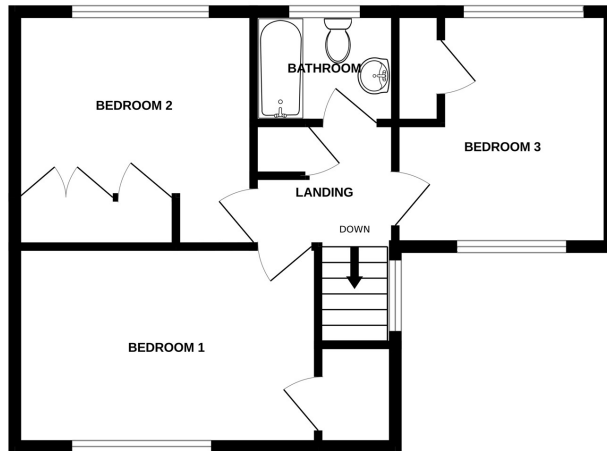
## SCHOOL CATCHMENT

Vale Primary School and St Sampsons High School

## GROUND FLOOR



## 1ST FLOOR



## LE GUERN

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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