



## Cailloux

Les Tracheries Road | St Sampson | GY24SS

This semi-detached family home is presented to the market in excellent condition and boasts stylish character throughout with spacious rooms that are flooded with natural light. The property is located in a very attractive area, with the L'Islet amenities and Rousse all within easy walking distance. Accommodation comprises large lounge, kitchen/diner, three double bedrooms, good sized single bedroom, two bathrooms, a WC and utility room. To the rear of the property is a low maintenance garden, predominantly laid to patio with flowers beds and storage sheds. The front drive way provides parking for a number of vehicles.

**£775,000**

SOLE  
AGENT

4 BEDROOMS

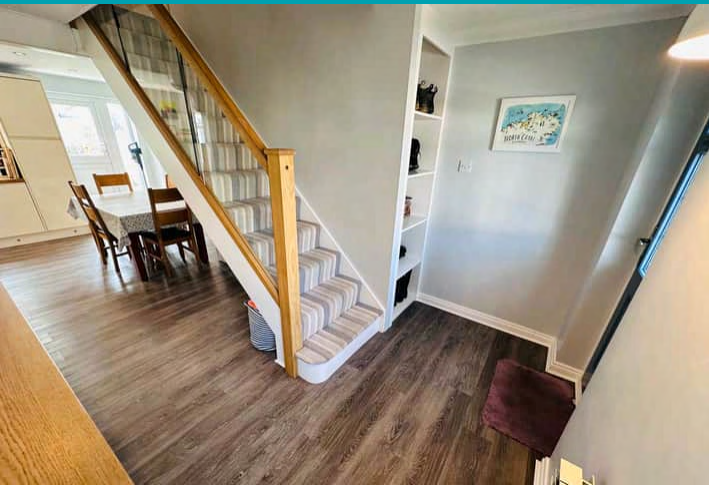
2 BATHROOMS

1 RECEPTION

Shields  
& Rutland



PHOTOS





PHOTOS



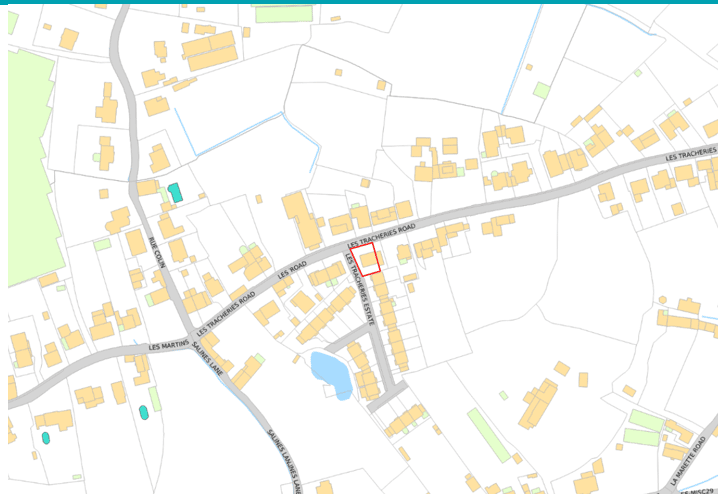


PHOTOS





# SPECIFICATIONS



## Entrance Hall

3.49m x 2.09m (11' 5" x 6' 10")

## Kitchen/Diner

5.56m x 3.41m (18' 3" x 11' 2")

## Lounge/Diner

6.92m x 3.86m (22' 8" x 12' 8")

## Utility Room

2.79m x 2.70m (9' 2" x 8' 10")

## WC

2.11m x 0.86m (6' 11" x 2' 10")

## First Floor Landing

3.28m x 2.84m (10' 9" x 9' 4")

## Bedroom 1

3.89m x 3.42m (12' 9" x 11' 3")

## Ensuite

3.21m x 1.92m (10' 6" x 6' 4")

## Bedroom 2

3.52m x 3.41m (11' 7" x 11' 2")

## Bedroom 3

3.39m x 3.42m (11' 1" x 11' 3")

## Bedroom 4

3.55m x 3.39m (11' 8" x 11' 1")

## Shower Room

2.25m x 1.97m (7' 5" x 6' 6")

## Garden

To the rear of the property is a low maintenance garden, predominantly laid to patio with flowers beds and storage sheds.

## Parking

The front drive way provides parking for a number of vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Spacious accommodation
- Excellent condition
- Low maintenance garden
- Large driveway
- Attic space

## SERVICES

Mains water, electricity, drainage and gas.

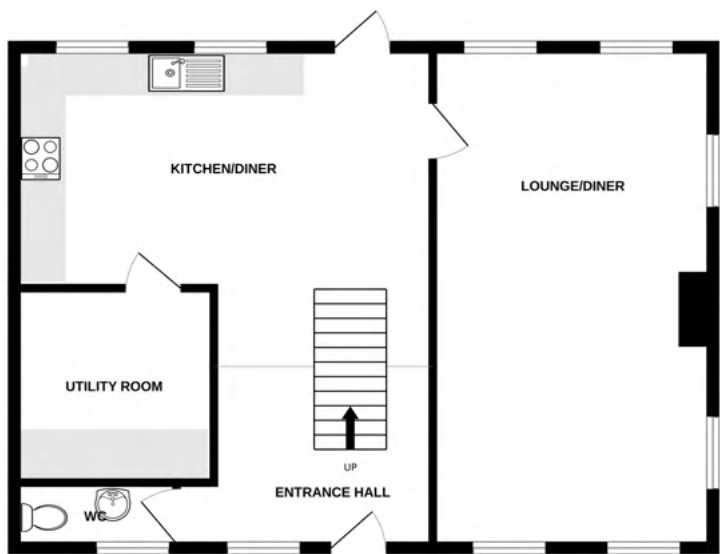
## APPLIANCES INCLUDED

- Rangemaster 110
- Extractor fan
- Hotpoint dishwasher
- American style fridge/freezer
- Hotpoint washing machine
- Hotpoint tumble dryer

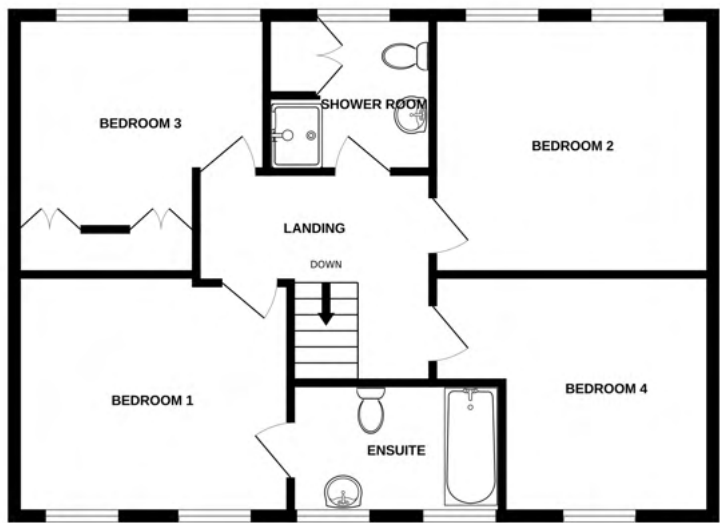
## SCHOOL CATCHMENT

Hautes Capelles Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



CAILLOUX

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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