

Scottsdale

3 Doyle Clos - Route Militaire - St Sampson

Price £749,000



REF: **2378**

TRP: **166**



- A 3 bedroom detached Clos house.
- Situated on a select clos on Route Militaire offering easy access to The Bridge and Sea Front.
- Comprises, wc, lounge/diner, conservatory, kitchen, utility, garage & bed 3 on the ground floor.
- Double bedroom, family bathroom and the master bedroom with walk in robe & shower room on the first.
- Front & rear gardens with parking for 2 cars plus additional parking on the clos.
- Perry's Guide Page - 10 C2

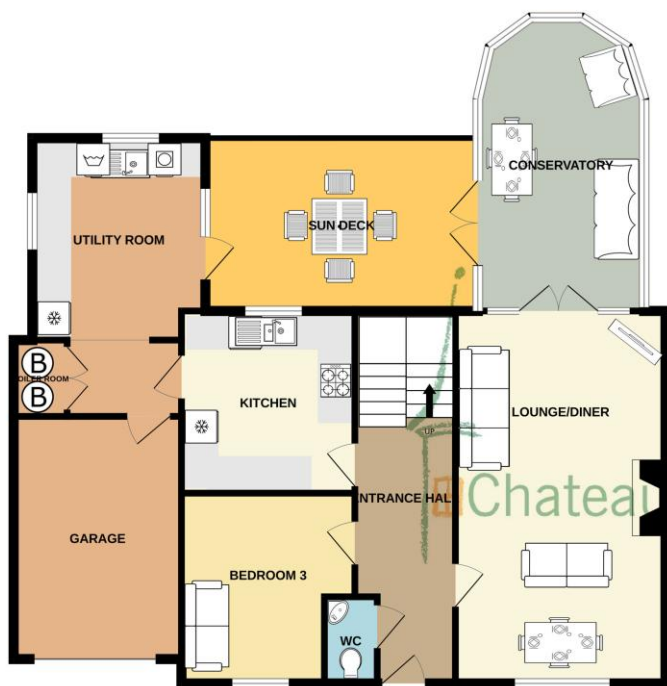












GROUND FLOOR



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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ENTRANCE HALL

Spacious entrance hall with doors to WC, bedroom, kitchen and lounge/diner. Staircase to 1st floor with cupboard under. Radiator.

CLOAKROOM

WC and corner wash hand basin. Radiator.

LOUNGE/DINER 6.65m (21'10") x 3.75m (12'4")

With working fireplace with granite surround and hardwood mantle over. Large window to front, area for lounge and dining table. 2 radiators. Double doors with side screens into conservatory.

CONSERVATORY 5.25m (17'3") Max x 2.85m (9'4")

With glass roof, windows to three sides together with double patio doors opening out onto sun deck. Tiled floor.

BEDROOM 3 3.3m (10'10") x 3.1m (10'2") Max

Window to front. Radiator.

KITCHEN 3.25m (10'8") x 3.1m (10'2")

Range of floor and wall units in cream with contrasting wood block effect laminate worktop over. Appliances include, freestanding Hotpoint fridge/freezer, dishwasher, oven and gas hob with extractor hood over. Window to rear. Door to hallway. Opening through to utility. Radiator.

UTILITY ROOM 3.6m (11'10") x 3m (9'10")

With range of floor units with contrasting wood block effect worktop over. Single bowl stainless steel sink, Bosch washing machine, Hotpoint tumble dryer and Fridge freezer. Cupboard housing two Eco store boilers providing hot water and central heating system. Windows to 3 sides and stable style door to rear patio. Door to garage.

GARAGE 4.3m (14'1") x 3m (9'10")

Garage door to front and area for incoming electrics including 3 phase electrics.

STAIRS TO FIRST FLOOR LANDING

Doors to both bedrooms and family bathroom.

BATHROOM 2.25m (7'5") Into Eaves x 2.13m (7'0")

Bath with shower over and shower with side screen. Range of fitted units with concealed system WC and wash and basin. Tiled walls. Velux roof window to front. Electric under floor heating. Radiator.

BEDROOM 2 5.28m (17'4") Into Eaves x 3.75m (12'4") Max

Large double bedroom with range of fitted bedroom furniture. Dormer windows to front and rear. Radiator. Note: this room could be divided into 2 to provide two single bedrooms rather than one large double.

BEDROOM 1 5.28m (17'4") Into Eaves x 3.1m (10'2")

Double bedroom with range of fitted bedroom furniture, including robes, drawers, worktops etc, dormer windows to front and rear. Radiator. Door through to dressing room.

DRESSING ROOM 4.3m (14'1") Into Eaves x 1.3m (4'3")

With space for wardrobes, hanging and general storage.

SHOWER ROOM 1.85m (6'1") x 1.55m (5'1")

Shower with gable window. Shower cubicle and wash hand basin set in vanity unit.

EXTERIOR

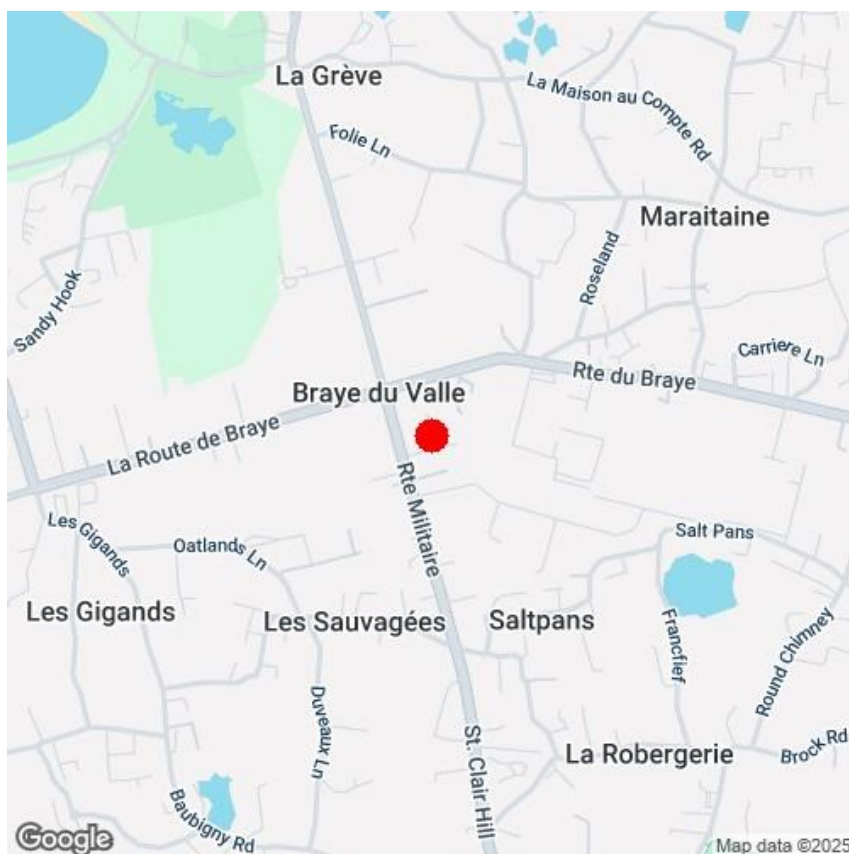
FRONT

Bounded with low block walls and hedging. Tarmac driveway providing parking for two cars with the remaining garden down to lawn with established planting. This area could be altered to create more on site parking if needed.

REAR

Mainly laid to lawn with timber decking between conservatory and utility room with concrete patio to side which until recently housed a spa. 8 x 6 timber garden shed and timber potting shed (both with electrics and lighting). Area of lawn to side and gravel path to side providing access to front garden. Bounded with block built walls to 3 sides with additional timber fencing in places. Well established bushes, shrubs and trees.

Chateaux Estates are pleased to offer to the market "Scottsdale" a 3 bedroom detached family home that is situated on a select clos in Route Militaire offering easy access to The Bridge & Sea Front. This three bedroom property is in good order throughout with good size gardens to front and rear. Comprising cloakroom, lounge/diner, conservatory, kitchen, utility, integral garage and the third bedroom on the ground floor with a double bedroom, family bathroom and the master bedroom with walk in robe and ensuite shower room on the first floor. In addition, on the clos is a well established visitor parking area for many cars. To view please call 244544.



SERVICES: Electric: Mains, Gas: Bottled Gas, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre.

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Hotpoint fridge/freezer, Dishwasher, Oven and Gas hob with extractor hood over. Bosch washing machine, Hotpoint tumble dryer and Fridge freezer.

WHAT3WORDS: pimples.coconut.trumpet

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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