

## Longshaw

## St Sampson



Offered to the local market is Longshaw, situated at the end of a private lane, enjoying the beautiful views. This 3 to 4 bedroom family house has been well maintained over the years and has continually been improved and nurtured to its full glory today. The property has been designed to make the most of the views that are on offer by having the bedrooms on the ground floor as well as the family bathroom and garage allowing for a wonderful sitting room and dining area which leads onto a fabulous balcony enjoying the neighbouring island vista at an elevated level. In addition, the kitchen, utility and a separate WC also reside on the 1st floor.

There is scope to convert the garage into a 4th bedroom with the relevant permissions making this a great, low maintenance property.

Externally, Longshaw offers ample parking to the front of the property as well as rear garden and patio areas that are both private and tranquil. Early viewing is recommended.

- ✓ 3 Bedrooms
- ✓ Detached
- ✓ True Move-in Condition
- ✓ Plans For 4th Bedroom
- ✓ Plans Passed To Extend Over Balcony
- ✓ LR3247
- ✓ 1 Bathroom
- ✓ Sunny Rear Garden
- ✓ Separate W/C
- ✓ Fully Thermoboarded
- ✓ TRP 134

## Accommodation

### Ground Floor

#### Bedroom 1

12' 0" x 11' 0" (3.66m x 3.35m)

#### Bedroom 2

11' 0" x 8' 0" (3.35m x 2.44m)

#### Bedroom 3

Built in wardrobes  
9' 0" x 8' 0" (2.74m x 2.44m)

#### Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

#### Garage

### First Floor

#### Kitchen

Appliances includes double electric Rangemaster oven, Hotpoint washing machine, Hotpoint tumble dryer, Neff dish washer, Neff fridge/freezer & Rangemaster cooker hood.  
12' 3" x 8' 3" (3.73m x 2.51m)

#### Lounge/Diner

20' 0" x 12' 0" (6.10m x 3.66m)

#### Separate W/C

4' 6" x 2' 5" (1.37m x 0.74m)

#### Utility

5' 0" x 3' 0" (1.52m x 0.91m)

#### Balcony

### services

Mains electricity and water and drainage.



Electric Central heating.

price includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

Possession

By arrangement.

viewing

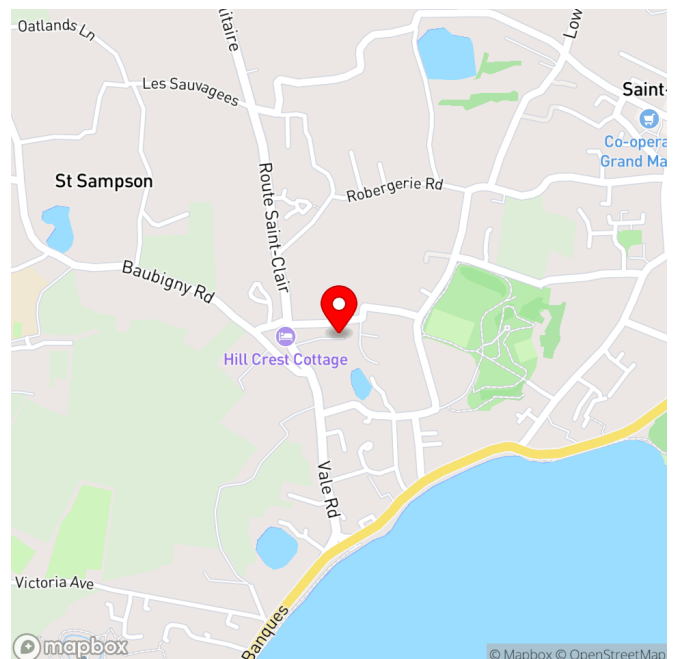
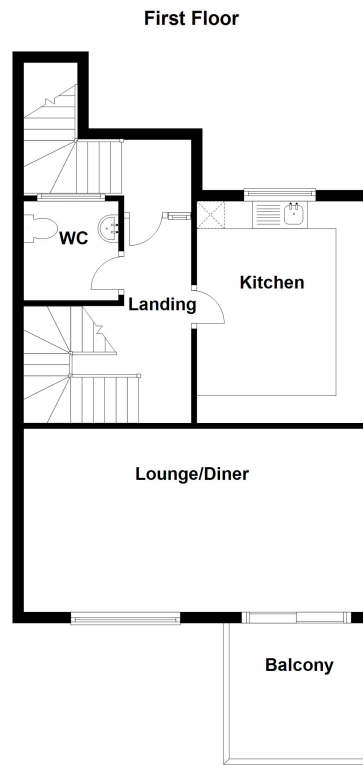
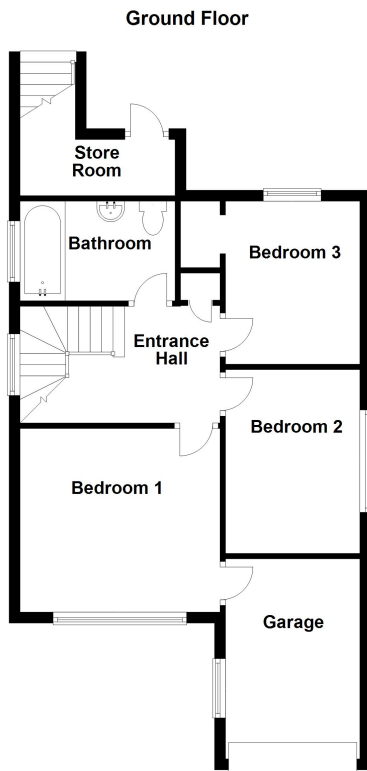
Strictly by appointment.

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