

## La Neuve Chaumiere & The Wing

## St Sampson



La Neuve Chaumiere is a lovely 3/4 bedroom chalet bungalow with a 1 bedroom adjoining wing, located close to the North Coast beaches and many local amenities. The property offers spacious living accommodation including a lounge and separate family room on the ground floor. Externally there is a garden with summerhouse and additional large shed as well as a garage and driveway offering ample parking. In providing multi-generational living or to create further accommodation by incorporating the wing into the main house, this property offers many choices for all types of situations. Contact Cranfords today to book your viewing on 253878!

- ✓ 5 Bedrooms
- ✓ Close to Local Amenities
- ✓ Adjoining 1 Bedroom Wing
- ✓ Garage, Summerhouse & Garden
- ✓ TRP 258
- ✓ 3 Bathrooms
- ✓ Ideal Family Home
- ✓ Near to North Coast Beaches
- ✓ Income from Wing
- ✓ LR3306

## Accommodation

### Ground floor

#### Entrance porch

4' 4" x 3' 7" (1.32m x 1.09m)

#### Lounge

17' 6" x 11' 3" (5.33m x 3.43m)

#### Kitchen / Diner

Appliances include Creda double electric oven, Zanussi gas hob, extractor fan, Smeg integrated dishwasher, Electrolux integrated under-counter fridge.

14' 8" x 12' 3" (4.47m x 3.73m)

#### Inner hall

6' 3" x 3' 3" (1.91m x 0.99m)

#### Dining room / Bedroom 4

12' 3" x 9' 11" (3.73m x 3.02m)

#### Family room

13' 6" x 11' 6" (4.11m x 3.51m)

#### Bedroom 3

12' 3" x 9' 11" (3.73m x 3.02m)

#### Bathroom

8' 11" x 6' 3" (2.72m x 1.91m)

### First floor

#### Landing

3' 7" x 2' 11" (1.09m x 0.89m)

#### Bedroom 1

15' 0" x 14' 3" (4.57m x 4.34m)

#### Bedroom 2

15' 0" x 13' 4" (4.57m x 4.06m)



**Dressing room**

13' 11" x 8' 8" (4.24m x 2.64m)

**Shower room**

7' 9" x 6' 3" (2.36m x 1.91m)

**Bedroom**

22' 11" x 8' 10" (6.99m x 2.69m)

**Wing**

**Kitchen**

8' 3" x 7' 11" (2.51m x 2.41m)

**Lounge**

17' 3" x 14' 9" (5.26m x 4.50m)

**Shower room**

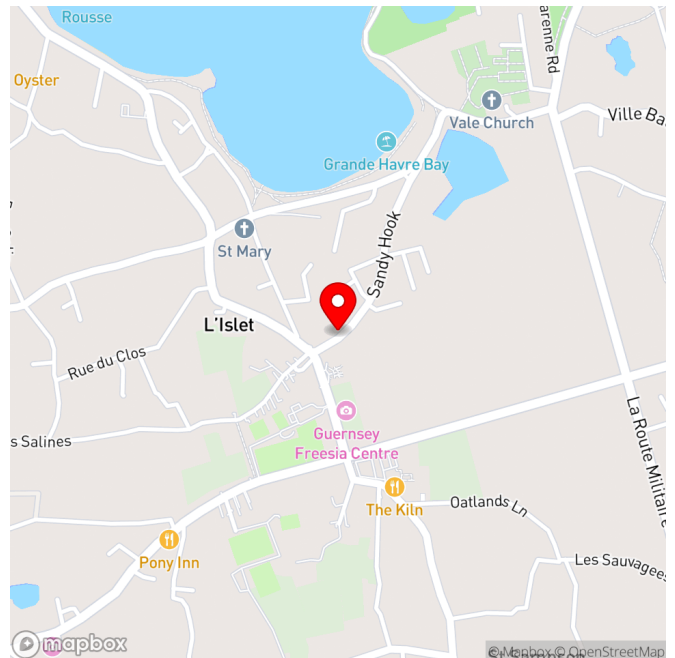
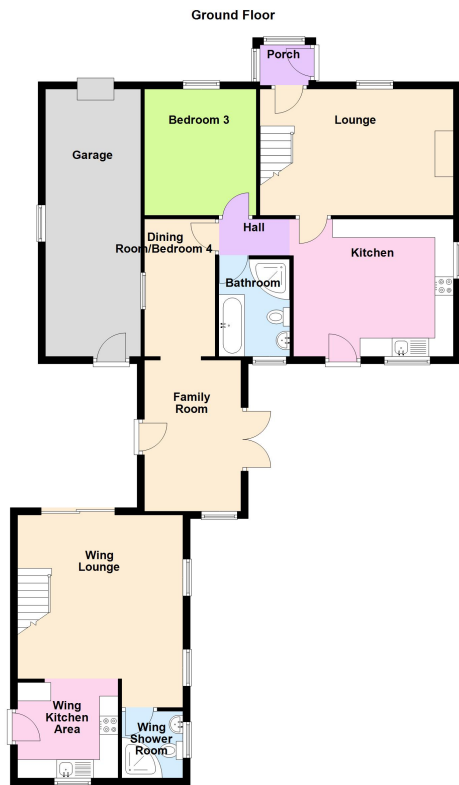
5' 11" x 5' 5" (1.80m x 1.65m)

**Exterior**

**Garage**

24' 2" x 8' 6" (7.37m x 2.59m)





For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.









