

Argeles

St Sampson



Newly offered to the local market, Argeles is a well-constructed three/four bedroom home, built in the early 2000s and therefore meeting modern building standards. The property is conveniently situated just off Route Militaire, within easy reach of a range of local amenities. The ground floor offers well-balanced and versatile accommodation, beginning with a welcoming entrance hall. There is a separate dining room which could alternatively be utilised as a ground floor double bedroom, depending on individual requirements. The spacious lounge provides ample room for both living and dining arrangements and leads through to a conservatory at the rear, creating an additional reception space. The well-equipped kitchen is complemented by a practical utility room, which also incorporates a ground floor W/C. A generously sized integral garage completes the ground floor accommodation. Upstairs, the property offers three comfortable double bedrooms, all benefiting from built-in storage. Bedroom one features an en-suite

- ✓ 4 Bedrooms
- ✓ Enclosed Front Garden
- ✓ Generous Living Space
- ✓ Parking For Up To 4 Vehicles
- ✓ LR3372
- ✓ 2 Bathrooms
- ✓ Modern 2000s Build
- ✓ Well Maintained By Current Owners
- ✓ Single Garage With Power & Electric Door
- ✓ TRP 172

shower room, while a family shower room is conveniently located off the landing to serve the remaining bedrooms. This is a fantastic opportunity to acquire a versatile and well-located home. To arrange your viewing, please contact Cranfords on 01482 243878.



## Accommodation

### Ground Floor

#### Lounge

26' 5" x 11' 8" (8.05m x 3.56m)

#### Dining Room

13' 4" x 8' 9" (4.06m x 2.67m)

#### Cloaks / Utility

7' 0" x 6' 7" (2.13m x 2.01m)

#### Kitchen

12' 0" x 7' 9" (3.66m x 2.36m)

#### Garage

15' 6" x 8' 6" (4.72m x 2.59m)

#### Conservatory

11' 5" x 11' 4" (3.48m x 3.45m)

### FIRST FLOOR

#### Master Bedroom

13' 2" x 10' 0" (4.01m x 3.05m)

#### Master En Suite

10' 7" x 5' 9" (3.23m x 1.75m)



**Bedroom 2**

14' 4" x 8' 9" (4.37m x 2.67m)

**Bedroom 3**

11' 8" x 10' 6" (3.56m x 3.20m)

**Bathroom**

5' 2" x 5' 8" (1.57m x 1.73m)

**Services**

Mains electricity, water and drainage. Electric central heating.

**price includes**

Floor coverings, curtains/blinds, appliances as listed and light fittings.

**Possession**

By arrangement.

**viewing**

Strictly by appointment.

**Please note**

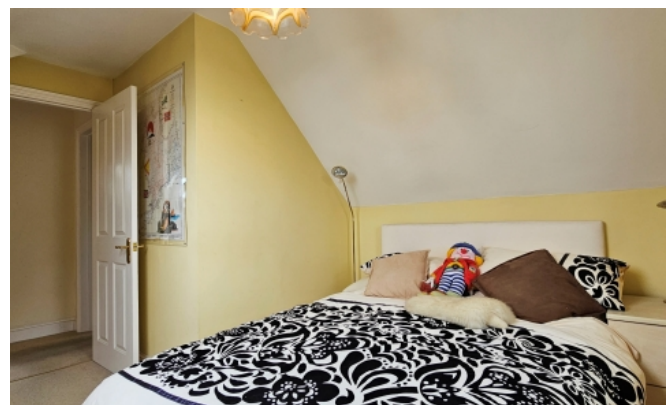
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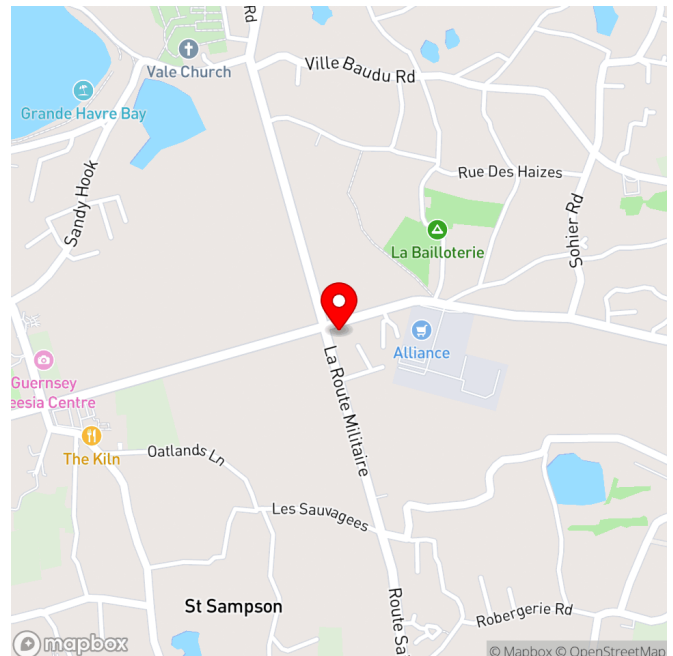
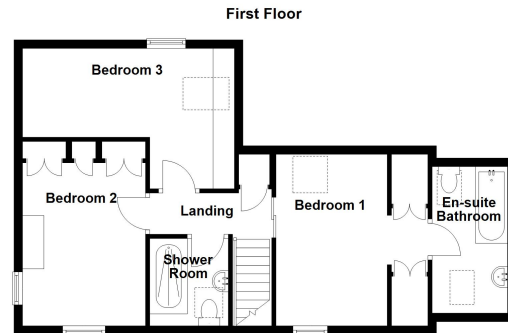
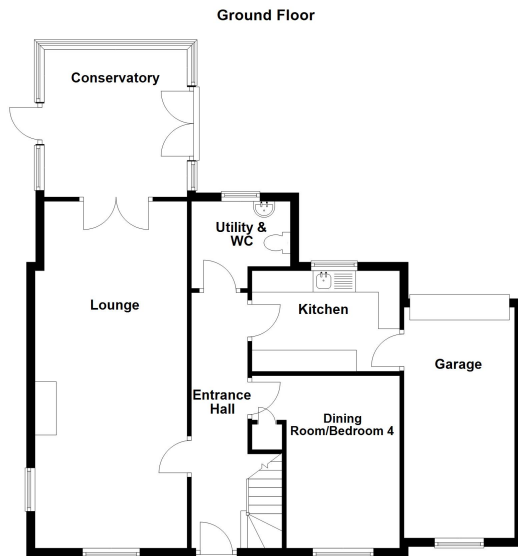
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