

**SOLE
AGENT**

Paddlyn' Home

La Rue Des Bas Courtils | St Sampson | GY2 4BL

This spacious family home is offered to the market in immaculate condition having been extended and upgraded by the current owners. This wonderful property is full of character and charm, and boasts excellent social space and stunning views across the sea to the neighbouring islands. Accommodation comprises a large kitchen/diner which opens to a living room, a lounge, three double bedrooms, two which have en-suites, a single bedroom, two shower rooms and a utility room. To the rear of the property is a low maintenance garden predominantly laid to lawn but with a large patio which is accessed from the dining area. There is a large garage which is ideal as a workshop or for storage. The brick-paved front drive can facilitate 3/4 vehicles.

4 BEDROOMS

4 BATHROOMS

3 RECEPTIONS

£1,095,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



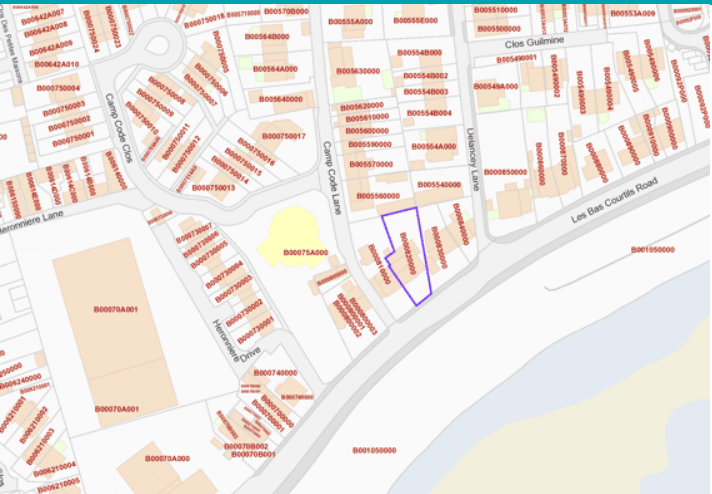
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.52m x 1.79m (14' 10" x 5' 10")

Lounge

4.41m x 4.18m (14' 6" x 13' 9")

Living Room

6.47m x 2.99m (21' 3" x 9' 10")

Kitchen Diner

8.61m x 5.11m (28' 3" x 16' 9")

Utility Room

3.034m x 1.5m (9' 11" x 4' 11")

Shower Room

2.836m x 0.9m (9' 4" x 2' 11")

Rear Hall

2.47m x 1.40m (8' 1" x 4' 7")

First Floor Landing

5.6m x 1.83m (18' 4" x 6' 0")

Bedroom 2

4.64m x 4.25m (15' 3" x 13' 11")

En Suite

1.98m x 2.37m (6' 6" x 7' 9")

Rear Hallway

3.65m x 0.97m (12' 0" x 3' 2")

Bedroom 3

3.96m x 3.39m (13' 0" x 11' 1")

Bedroom 4

3.63m x 2.29m (11' 11" x 7' 6") dartboard

Master Bedroom

5.43m x 2.97m (17' 10" x 9' 9")

En Suite

2.55m x 2.10m (8' 4" x 6' 11")

Walk in Wardrobe

4.3m x 1.28m (14' 1" x 4' 2")

Garden

To the rear of the property is a low maintenance garden predominantly laid to lawn but with a large patio accessed from the dining area. There is a run of block built storage sheds, tucked out of view.

Garage and parking

There is a large garage, accessed internally, which can house vehicles but is also ideal as a workshop or for storage. Parking is also provided by the brick-paved front drive which can facilitate 3/4 vehicles.

PRICE INCLUDES

Curtains carpets and light fittings

SPECIAL FEATURES

- Stunning open-plan extension
- Sea and island views
- Spacious accommodation
- Impressive master bedroom
- Immaculate condition

SERVICES

Main drain, water and electricity.

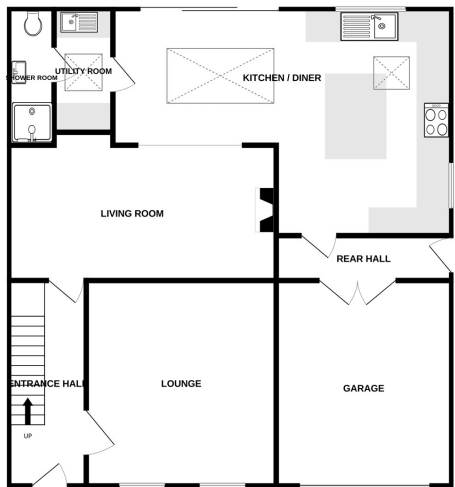
APPLIANCES INCLUDED

- Samsung Washing Machine
- Tristi Bendix tumble dryer
- Wine Fridge
- Samsung American-style fridge freezer
- 2x Electrolux double ovens
- Neff hob
- Electrolux extractor fan
- Beko integrated dishwasher

SCHOOL CATCHMENT

- Vale Primary School
- St. Sampson's High School

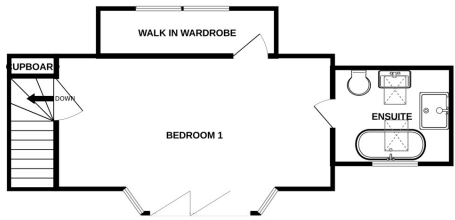
GROUND FLOOR



1ST FLOOR



2ND FLOOR



PADDLYN' HOME

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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