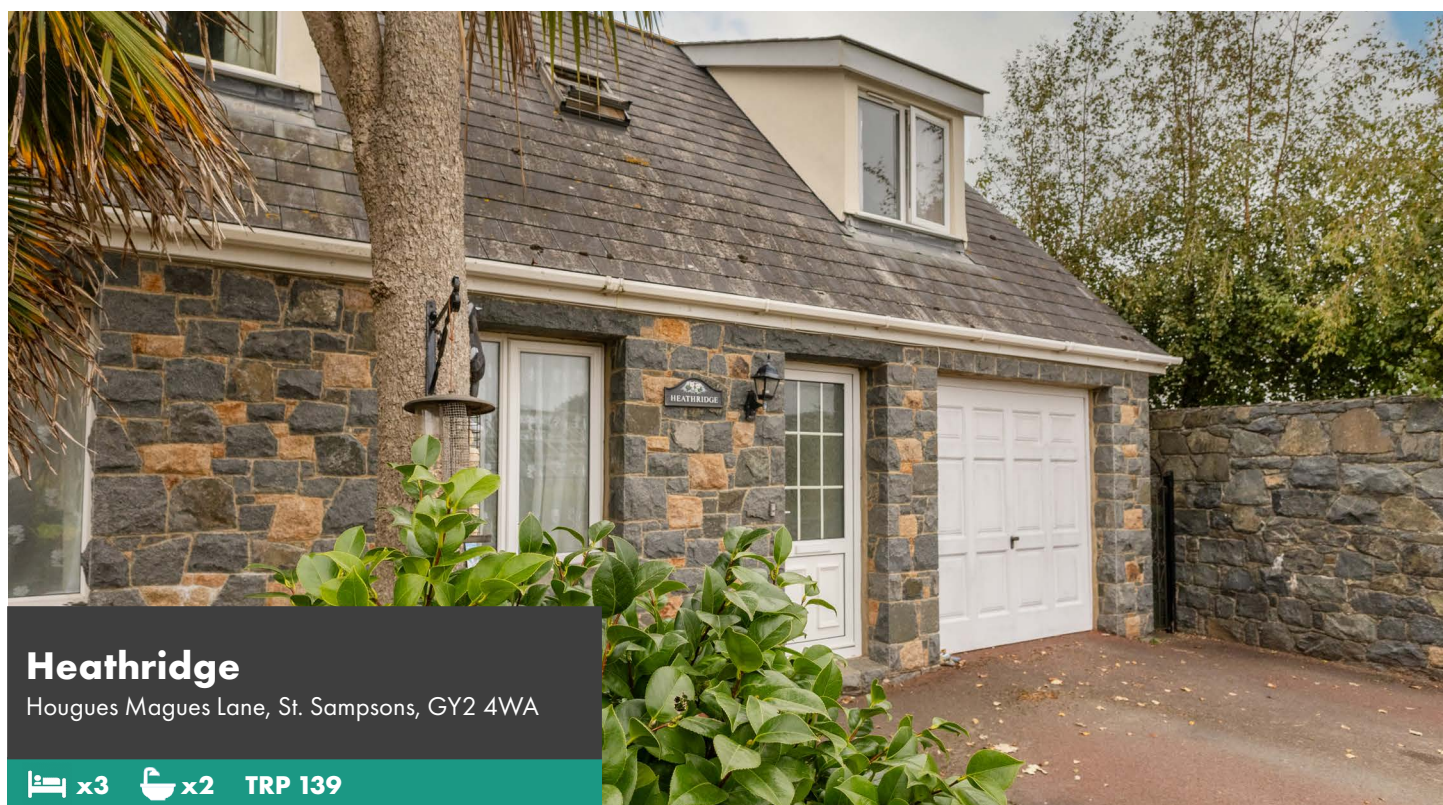


**SOLE
AGENT**



Heathridge

Hougues Magues Lane, St. Sampsons, GY2 4WA

 x3  x2 TRP 139

- Cavity built cottage
- Contemporary kitchen
- Good sized living space
- Three bedrooms
- Shower room and family bathroom
- Low maintenance garden
- Parking with two
- Convenient St Sampson location

£745,000

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Heathridge

Heathridge is a well-proportioned three-bedroom modern built cottage situated in a convenient St Sampson's location. The ground floor comprises a good-sized lounge, spacious contemporary kitchen and a useful shower room. Upstairs, there are three well-proportioned bedrooms together with the family bathroom. Externally, the property benefits from a low-maintenance garden, laid predominantly to patio and artificial lawn, providing an easy-to-maintain outdoor space. To the front, there is parking for two vehicles, with the potential to create additional parking (subject to the necessary planning permissions). Ideally positioned for local amenities and within a short distance of Haute Capelles Primary School, Heathridge offers well-balanced accommodation in a convenient location.

ACCOMMODATION COMPRISING

Entrance Hall

16'7" x 6'2" (5.05m x 1.88m)
Understairs cupboard.

Lounge / Diner

20'9" x 14'6" (6.32m x 4.42m)
Working fire. A lovely bright dual aspect room with windows to front and rear with view over the garden.

Shower Room

7'11" x 4'9" (2.41m x 1.45m)
Fitted with a three piece suite of shower, wash hand basin and W.C.

Kitchen / Diner

15'6" x 11'11" (4.72m x 3.63m)
Fitted with a range of wall and base units with granite work surface over. Breakfast bar. Door giving access to the garden.

Garage

15'8" x 8'10" (4.78m x 2.7m)
Up-and-over door to front.

FIRST FLOOR

Landing

11'7" x 5'7" (3.53m x 1.7m)
Eaves storage.

Bedroom 1

15'9" max x 11'5" (4.8m max x 3.48m)
Built-in wardrobes. Aspect out onto the front.

Bedroom 2

10'3" x 9'1" (3.12m x 2.77m)
Built-in wardrobes. Aspect over the front.

Bedroom 3

11'2" x 8'7" (3.4m x 2.62m)
Eaves storage.

Bathroom

7'1" x 6'11" (2.16m x 2.1m)
Fitted with a three piece suite of bath, wash hand basin with storage below and W.C.

OUTSIDE

Rear

Where there is a low maintenance garden laid to patio and Astro-turf. Wooden storage shed.

Front and Side

There is a driveway which provides parking for two cars with the option to create more, and a landscaped fore garden.

Appliances

Kuppersbusch extractor fan, integrated Hotpoint double oven, integrated Liebherr Premium fridge/freezer, integrated Hotpoint dishwasher, integrated Neff freezer.

TRP: 139

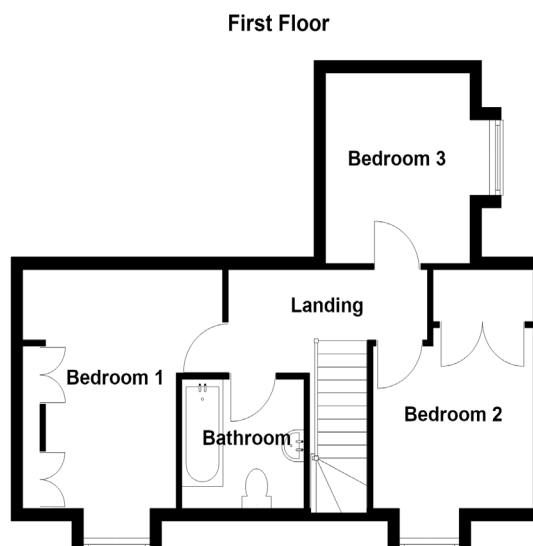
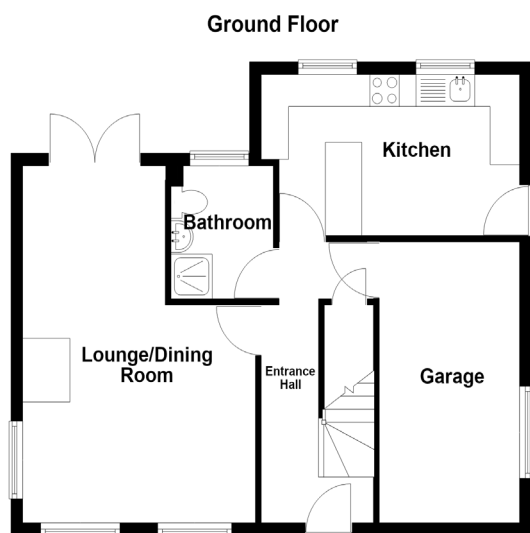
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating (recently fitted immersion heater).

Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.



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