

**SOLE
AGENT**



Carpe Diem

Grand Douit Road, St. Sampson, GY2 4WQ

 x3  x1 **PERRYS 9F2 TRP 185**

- Fantastic detached bungalow
- Sunny lawned garden
- Three bedrooms
- Ample parking
- Modern open plan reception space
- Quiet location

£895,000

LOCAL MARKET

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





About Carpe Diem

Carpe Diem is a superb family bungalow tucked away on a quiet lane, offering spacious and versatile accommodation throughout. The property features an exceptionally generous living room, a well-appointed kitchen with direct access to the garden, a family bathroom, a practical utility area, and a substantial garage conversion that offers excellent flexibility, whether as an additional bedroom, hobby room, home office, playroom, or further reception space.

Outside, the home enjoys a beautifully maintained, sun-filled lawned garden, an additional patio courtyard ideal for outdoor dining and entertaining, and ample parking.

Combining privacy, space, and a peaceful setting, Carpe Diem presents an excellent opportunity for a growing family seeking a comfortable and adaptable home.

ACCOMMODATION COMPRISING

Entrance Hall

12'1" x 6'3" (3.68m x 1.9m)

Hallway

27' x 3'5" (8.23m x 1.04m)

Living / Dining Room

23'5" (7.14) x 20'7" (6.27) L-shaped
French doors providing access to the rear garden.
Two windows providing aspect to the front of the property. Working fireplace.

Kitchen

15'7" x 13'7" (4.75m x 4.14m)
Fitted with a range of wall and base units with a central island. Bi-fold doors providing access to a large patio area.

Bedroom 2

9'11" x 7'9" x (3.02m x 2.36m x)
Large window providing aspect to the front of the property. Fitted wardrobes.

Family Bathroom

11'1" x 5'11" (3.38m x 1.8m)
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

Bedroom 1

13'1" x 11'3" (4m x 3.43m)
Fitted wardrobes. Window providing aspect to the side patio.

Bedroom 3

10' x 8'2" (3.05m x 2.5m)
Window overlooking the front of the property.

Study

17'2" x 10'8" (5.23m x 3.25m)
Large window providing aspect to the front of the property and window providing aspect to the side of the property.

Utility Room

8'3" x 5'7" (2.51m x 1.7m)
Fitted with a range of Acorn wall and base units. Fitted cupboard. Door providing access to the rear courtyard.

OUTSIDE

Front

The property is approached down a narrow track and has parking for six cars.

Rear

Large shed. Gate providing access to the side of the property.

Appliances

Extractor fan, Neff cooker, Neff oven, Neff combi microwave, Hotpoint fridge/freezer, Hotpoint washing machine, Hotpoint tumble dryer and Caple wine fridge.

TRP: 185

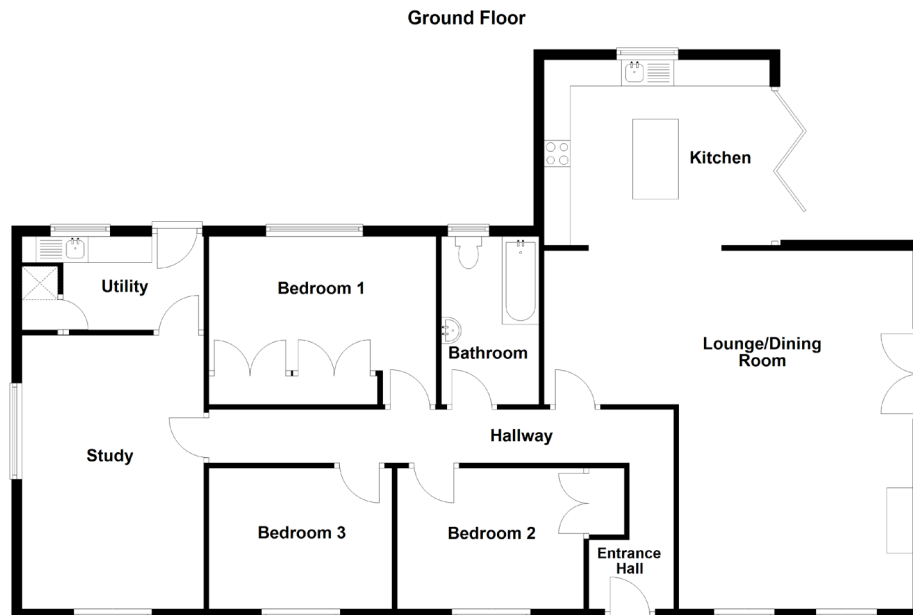
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Oil fired heating and electric underflooring heating in the kitchen, bathroom and utility.

Construction: Single block construction with cavity extension.

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



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