

**SOLE
AGENT**



Woody Haze

Brock Road, St. Sampson, Guernsey, GY2 4PN

 x2  x1 TRP 165

- Detached bungalow
- Two bedrooms
- Extensively renovated
- Open plan reception space
- Plenty of parking
- Large private garden

£695,000

LOCAL MARKET

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sales@swoffers.co.uk

01481 711766

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





About Woody Haze

Woody Haze is a beautifully presented detached bungalow, tucked away at the end of a quiet lane in St Sampson's.

At the heart of the home is a stunning open plan kitchen, dining and living area, creating a stylish and sociable space that is perfect for modern family living and entertaining. The accommodation is completed by two well proportioned bedrooms, a well appointed family bathroom, a study, and a rear porch/utility room.

Whilst the majority of the property has been extensively renovated and upgraded within the last five years, a degree of finishing is still required in the hallway and rear porch, offering purchasers the opportunity to add their own finishing touches.

Externally, the property benefits from an impressive garden enjoying attractive field views to the side, providing a wonderful sense of space and privacy.

There are also two large storage sheds and ample parking to the front and side of the property.

Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

ACCOMMODATION COMPRISING

Kitchen / Living Room

23'8" x 15'7" (7.21m x 4.75m)

A well appointed newly fitted kitchen, fitted with a range of wall and base units with marble effect work surface over incorporating 1 ½ bowl sink and drainer and a large island with additional storage and seating for six people. Triple aspect with a large window to the side with aspect over the neighbouring fields.

Inner Hallway

9'2" (2.8) & 2'11" (0.9) x 10'2" (3.1) & 2'11" (0.9) x 13'5" (4.1) & 7'3" (2.2)

Bathroom

8'8" x 8'6" (2.64m x 2.6m)

Fitted with a four piece suite of bath, shower, wash hand basin with storage below, W.C. Partially tiled. Frosted window with aspect to the side.

Bedroom 1

15'11" x 12' (4.85m x 3.66m)

Large window with aspect to the side.

Conservatory / Study

10'2" x 9'6" (3.1m x 2.9m)

Bedroom 2

11'6" x 9'8" (3.5m x 2.95m)

The room has been Recently decorated. Large window with aspect to the front.

Rear Porch / Utility

7' x 4'3" (2.13m x 1.3m)

OUTSIDE

Front

The property is approached over a large gravelled driveway with parking for numerous vehicles to the front and side.

Side

Where there is parking for multiple vehicles and access via a gate to the rear.

Rear

Where there is a large garden laid to gravel, patio and lawn. There is a large timber shed and a block built storage shed. The garden is bounded by a mixture of walls, fence and hedging and has a rural outlook.

Appliances

Integrated Zanussi double oven, Zanussi induction hob, extractor fan, integrated Zanussi dishwasher, integrated fridge/freezer, Hotpoint tumble dryer, Hoover washing machine.

TRP: 165

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

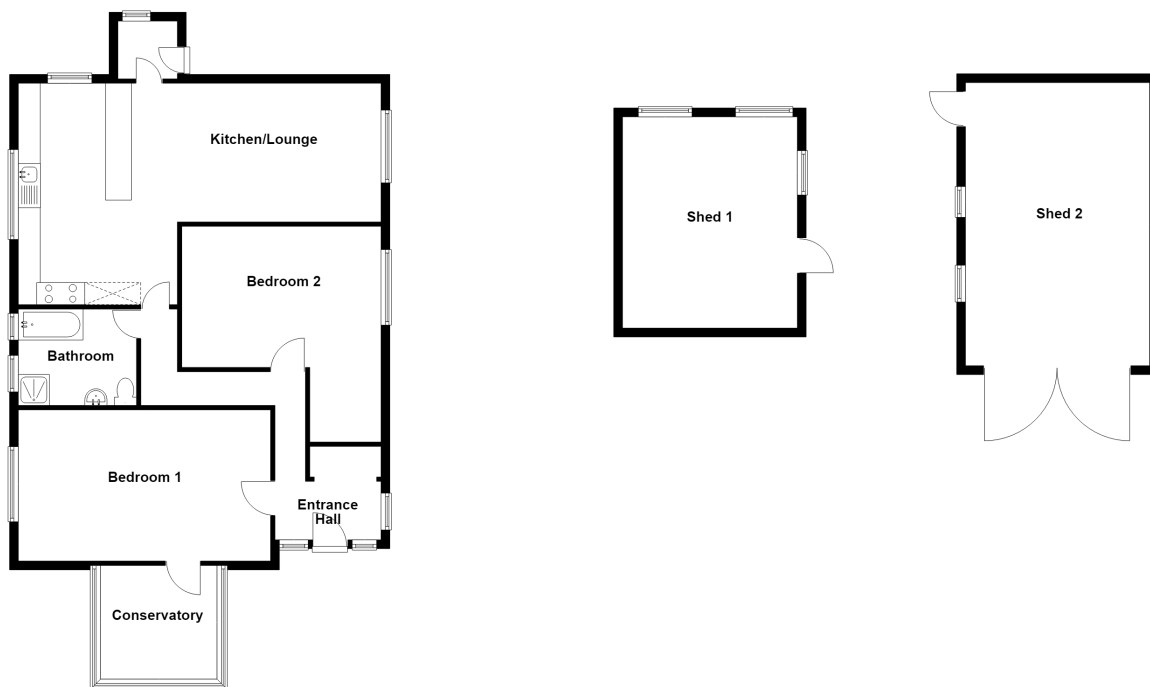
Services: Mains water, electricity and drainage.

Electric underfloor heating.

Construction: Single block thermoboard. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



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