



New Haven

La Tonnelle Clos, Vale Road, St Sampsons, GY2 4DH

 x3  x1 **PERRYS 10D5 TRP 126**

- Three bedroom home
- Sunny garden laid to lawn
- Convenient location close to amenities
- Scope for modernization
- Parking for up to three vehicles
- Spacious family home

£555,000

LOCAL MARKET

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About New Haven

New Haven is a semi-detached family home situated within a small clos in a convenient location. The accommodation comprises an entrance porch, sitting room with working fire, kitchen/dining room and rear porch/utility area on the ground floor. Upstairs are three bedrooms, a family bathroom and separate WC.

Externally, the property benefits from a front garden, gravelled driveway providing parking and access to the garage, along with an enclosed rear garden laid mainly to lawn with a gravelled seating area.

Although the property would benefit from some modernisation, it has been well maintained throughout and offers fantastic potential for a purchaser to put their own stamp on it.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

16'1" x 12'2" (4.9m x 3.7m)

Sitting Room

16'10" x 12' (5.13m x 3.66m)

Working fireplace. Large window proving aspect over the front of the property.

Kitchen / Dining Room

19'7" x 8'9" (5.97m x 2.67m)

Fitted with a range of wall and base units incorporating stainless steel sink and drainer. Large window with aspect over the rear garden.

Rear Porch

5'8" x 5'5" (1.73m x 1.65m)

This area could be used as a utility area. Door to the rear garden.

FIRST FLOOR

Bedroom 1

13'2" x 12' (4.01m x 3.66m)

Large window with aspect over the front of the property. Built-in shelving.

Bedroom 2

11'7" x 11'6" (3.53m x 3.5m)

Aspect over the rear of the property.

Bedroom 3 / Study

10'5" x 7'7" (3.18m x 2.3m)

Aspect over the front of the property.

Bathroom

8'9" x 5'1" (2.67m x 1.55m)

Fitted with a two piece suite of bath and wash hand basin.

Separate WC

5'7" x 3' (1.7m x 0.91m)

Fitted with a W.C.

OUTSIDE

Front

The property is approached over a large lawned area and a gravelled drive with parking for three cars. There is a patio area at the front of the property.

Garage

15'2" x 7'7" (4.62m x 2.3m)

Rear

There is a lawned garden with a small patio area. There is side access to the front of the property.

TRP: 126

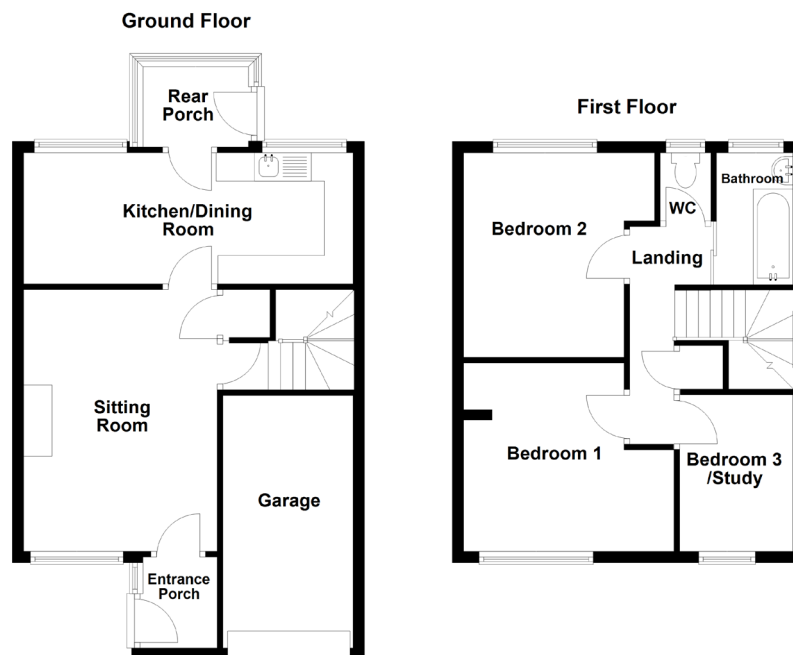
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating.

Construction: Cavity. uPVC double glazed windows.

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



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