



Hazelhurst

Epinnelle Road, St. Sampson, Guernsey, GY2 4YZ

 x3  x? TRP 163

- Detached bungalow
- Excellent location near Oatlands village
- Plenty of reception space
- Three bedrooms
- Ample parking
- Large garden with track leading to Oatlands lane

£765,000

LOCAL MARKET

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





About Hazelhurst

Hazelhurst is a detached three-bedroom bungalow occupying an excellent position in St Sampson's, just moments from Oatlands Village. Offering well-balanced accommodation throughout, the property comprises a spacious lounge/dining room, a fitted kitchen and a bright sunroom overlooking the garden. There are three well-proportioned bedrooms, all served by a family bathroom, making the property ideal for families, downsizers or those seeking single-level living. Outside, the well landscaped rear garden features a generous lawn, patio/ gravel seating area and an array of mature shrubs, together with the added benefit of a private track providing direct access onto Oatlands Lane. To the front, there is ample parking for several vehicles. Conveniently located within easy walking distance of Oatlands Village and its amenities, Hazelhurst is offered to the market with no forward chain.

ACCOMMODATION COMPRISING

Conservatory

18'3" x 7'10" (5.56m x 2.4m)

Living Room

21'4" x 14'1" (6.5m x 4.3m)

Dual aspect. Working fireplace with surround, mantel and hearth.

Dining Room

11'11" x 10'2" (3.63m x 3.1m)

Window providing aspect to the side.

Inner Hallway

13'7" (4.14) (max) x 5'11" (1.8) x 16'5" (5) (max) x 2'11" (0.9) x 13'9" (4.2) x 3'7" (1.1)

Cupboard housing the oil boiler and providing storage.

Kitchen

12'8" x 9'10" (3.86m x 3m)

Fitted with a range of wall and base units with worksurfaces over incorporating a 1½ bowl sink and drainer. Window providing aspect to the side.

Family Bathroom

12'2" x 6'3" (3.7m x 1.9m)

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

Bedroom 3

9'5" x 9'5" (2.87m x 2.87m)

Fitted wardrobes. Window providing aspect to the rear.

Bedroom 2

10'6" x 8'2" (3.2m x 2.5m)

Fitted wardrobes. Dual aspect.

Bedroom 1

14'3" x 10'6" (4.34m x 3.2m)

Fitted storage. Dual aspect.

OUTSIDE

Front

The property is approached via a private road leading to a large gravelled driveway with parking for multiple vehicles.

Rear

Garden laid to lawn and gravel bounded by wall and fencing. Two timber sheds. Access around both sides of the property.

Appliances

NEFF double oven, NEFF microwave, NEFF hob, extractor fan and Miele dishwasher.

TRP: 163

Viewing: BY APPOINTMENT

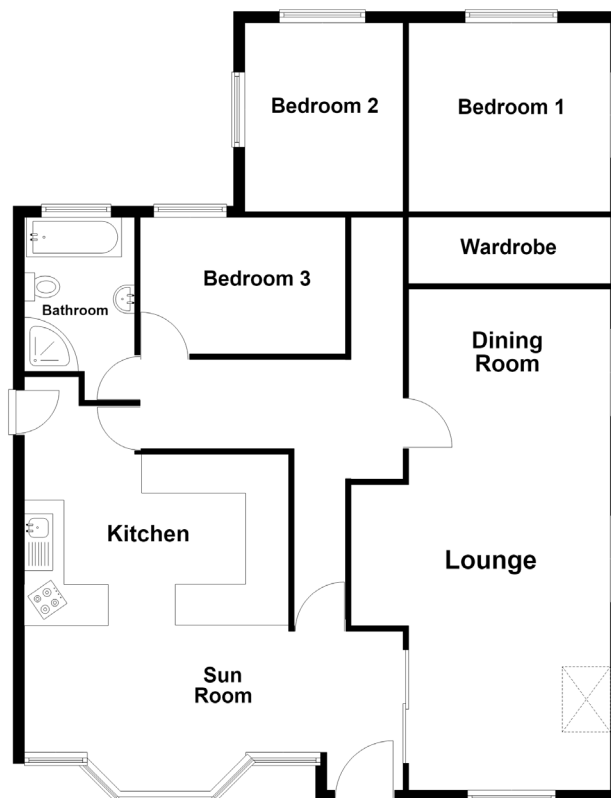
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating.

Construction: Single block construction. uPVC double glazed windows.

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

Ground Floor



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