

**SOLE
AGENT**



2 Hazeldene

Grandes Maisons Road, St. Sampson, GY2 4JS

 x3  x1 **PERRYS 11E4 TRP 235**

- Semi-detached family home
- Three well-proportioned bedrooms
- Generous reception space
- Small basement providing storage
- Enclosed garden with block-built outbuilding
- Parking for up to three vehicles

£599,995

LOCAL MARKET

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





About 2 Hazeldene

2 Hazeldene is a semi-detached family home offering well-proportioned accommodation with generous living space, presenting an excellent opportunity for purchasers seeking a property with scope to modernise and add value. The accommodation comprises three bedrooms together with flexible living areas, complemented by a small basement providing useful storage. Externally, the property enjoys an enclosed garden, which incorporates a block-built outbuilding offering further storage or potential for ancillary use, subject to requirements. There is also parking available for up to three vehicles.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

23'7" x 5'5" (7.2m x 1.65m)

Understairs storage.

Cloakroom

4'7" x 1'10" (1.4m x 0.56m)

Sitting Room

15'1" x 10'7" (4.6m x 3.23m)

Bay window providing aspect to the front.

Dining Room

10'11" x 11'6" (max) (3.33m x 3.5m (max))

Vantage point out to the rear garden.

Kitchen

11'11" x 8'6" (3.63m x 2.6m)

Range of fitted wall and base units.

FIRST FLOOR

Half Landing

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

Family Shower Room

7'11" x 8'4" (2.41m x 2.54m)

Fitted with a three piece suite with shower, wash hand basin and WC.

Landing

9'8" x 5'5" (2.95m x 1.65m)

Access to the loft which has roof light fitted.

Bedroom 1

11'9" x 11' (3.58m x 3.35m)

Window to the rear. Fitted wardrobes and cupboards.

Bedroom 2

12'2" x 8'4" (3.7m x 2.54m)

Aspect over the front.

Bedroom 3

8'2" x 8' (2.5m x 2.44m)

Aspect over the front.

OUTSIDE

Block Built Store

Room 1

9'5" x 9'4" (2.87m x 2.84m)

LEC fridge and the oil boiler for the property. Fitted base level storage cupboards.

Room 2

9'1" x 7'5" (2.77m x 2.26m)

Window providing aspect over the garden.

Rear

Patio with steps leading to a further patio. Basement store room. Good sized lawned area with mature hedging and shrubs. Side gate leading to the...

Front

Parking for three cars.

Appliances

Hotpoint oven, Hotpoint grill, Fridge and freezer, and dishwasher.

TRP: 150 + 65 (Basement) + 20 (Outbuilding)

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Construction: Granite construction. uPVC double glazed windows and uPVC fascias and soffits.

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



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