

SOLE
AGENT



Okewood

Rue Des Annevilles, St. Sampson, GY2 4XQ

 x3  x1 **PERRYS 9 G3 TRP 217**

- Detached bungalow on an enclosed plot
- Well maintained wrap around garden
- Three bedrooms and separate study
- Ample parking and single garage
- Spacious reception room
- Quiet Lane in St Sampson

£760,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Okewood

Situated in a quiet and secluded lane on a private, enclosed plot, Okewood is a spacious three-bedroom detached bungalow located in St Sampson's. The property features a generous open-plan lounge and dining area, which flows seamlessly into a bright and airy conservatory. There are three well-proportioned bedrooms, along with a separate study, a fully equipped kitchen, utility room, and a family bathroom. Externally, the garden wraps around the property and is beautifully presented with a combination of patio, lawn, mature shrubs, and established hedging, offering both privacy and charm. The property also benefits from a detached single garage and ample parking for multiple vehicles.

ACCOMMODATION COMPRISING

Front Entrance Hall

8'8" x 5'1" (2.64m x 1.55m)

Main Hallway

20'11" x 2'11" (6.38m x 0.9m)

Rear Hallway

15'1" x 2'11" (4.6m x 0.9m)

Lounge / Dining Room

22'11" (6.99) x 10'2" (3.1) x 21'3" (6.48) x 12'2" (3.7) L-shaped
Bright dual aspect area with windows providing aspect to the front and windows providing aspect to the rear. Sliding doors opening to a...

Conservatory

19'11" x 11'6" (6.07m x 3.5m)
French doors leading to the garden.

Cloakroom

4'11" x 4'2" (1.5m x 1.27m)
WC

Kitchen

12' x 7'9" (3.66m x 2.36m)
Fitted with a range of wall and base units with worksurfaces over.

Utility Room

12'8" x 4'7" (3.86m x 1.4m)
Fitted with base units with work surfaces over incorporating a sink. Cupboards housing the water tank and oil boiler.

Study

8'10" x 6'2" (2.7m x 1.88m)
With fitted storage.

Bedroom 1

12'2" x 9'11" (3.7m x 3.02m)
Fitted wardrobes. Windows providing aspect to the front of the property.

Bedroom 2

10'5" x 9'6" (3.18m x 2.9m)
Fitted with wardrobes. Windows providing aspect to the side of the property.

Bedroom 3

10'7" x 8'6" (3.23m x 2.6m)
Fitted wardrobes. Windows providing aspect to the side of the property.

Family Bathroom

10' x 6'6" (3.05m x 1.98m)
Fitted with a four piece suite of shower, bath, wash hand basin with storage below and W.C. Window providing aspect over to the garden.

OUTSIDE

Garage

19'9" x 9'11" (6.02m x 3.02m)
Fitted with a workbench and shelving.

Rear

Wraps around the property consisting of lawn, shrubs and patio. Detached wooden shed.

Front

Driveway providing parking for ample cars. There is a small fore garden which is bounded by a wall.

Appliances

Hotpoint washing machine, NEFF double oven, electric hob, extractor fan and Hoover fridge/freezer, Bosch washing machine, Hotpoint dishwasher, Hotpoint tumble dryer, freestanding Hotpoint fridge, freestanding Hotpoint freezer. Electrolux freezer.

TRP: 217

Viewing: BY APPOINTMENT

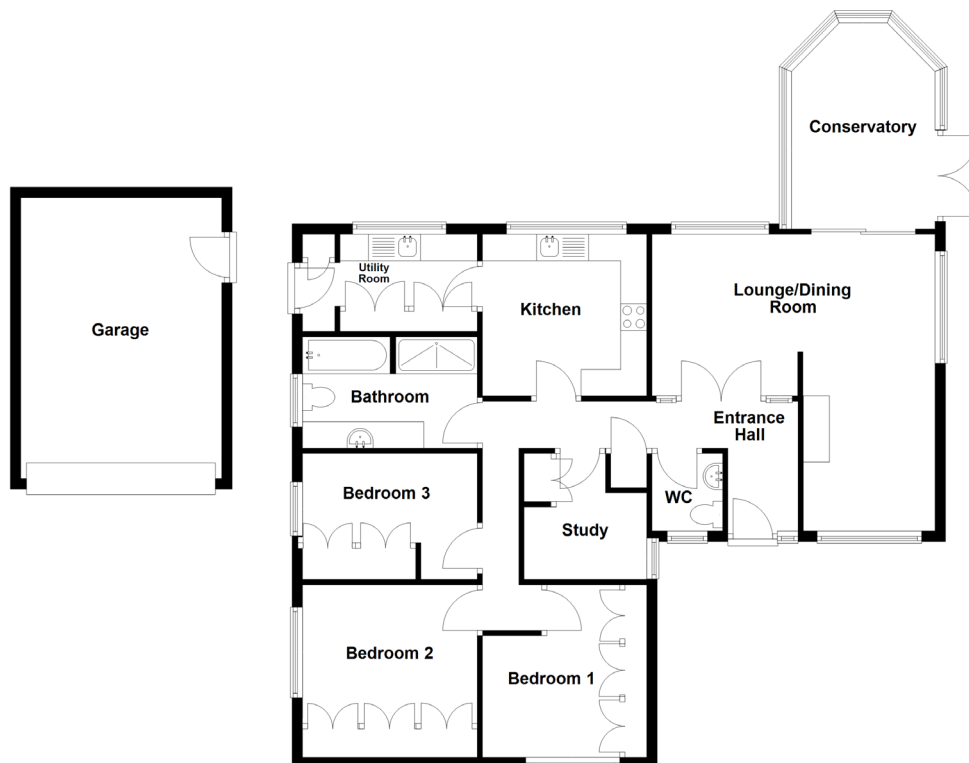
Possession: BY ARRANGEMENT

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

Construction: Modern timber frame and block construction outside. Mixture of uPVC double glazed and timber windows. Wooden fascias and soffits.

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

Ground Floor



swoffers



sales@swoffers.co.uk

01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.