



Sensatori

Les Petites Capelles Road, St Sampson, GY2 4GX

£895,000

LOCAL MARKET

SOLE AGENT

A fantastic family home, originally built in 1999 and thoughtfully extended in recent years, offering a superb balance of bedroom and living space.

Conveniently located, this cavity built home was modernised and extended in 2023 to create an ideal layout for contemporary family living. The ground floor features two en-suite bedrooms, a cosy snug (potential fifth bedroom if required), and a stunning open-plan kitchen/living area with bi-fold doors leading out to a south-west facing patio garden.

Upstairs, there are two additional bedrooms, a study (which could serve as a sixth bedroom) and family bathroom. A utility room, guest WC, and a garden store complete the package.

Deceptively spacious and beautifully presented throughout, Sensatori warrants early viewing to appreciate all on offer.

School catchment: Hautes Capelles Primary School / St Sampson's High School

Key facts

5/6 3 1/2

- Superb family home
- Offering up to 6 bedrooms if required
- Recently extended and modernised
- Parking for 4
- Low maintenance south west facing patio garden
- Convenient location

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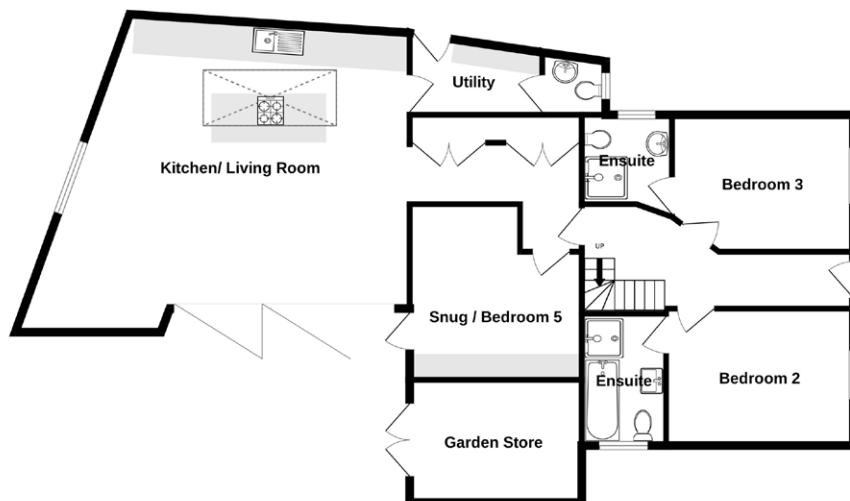




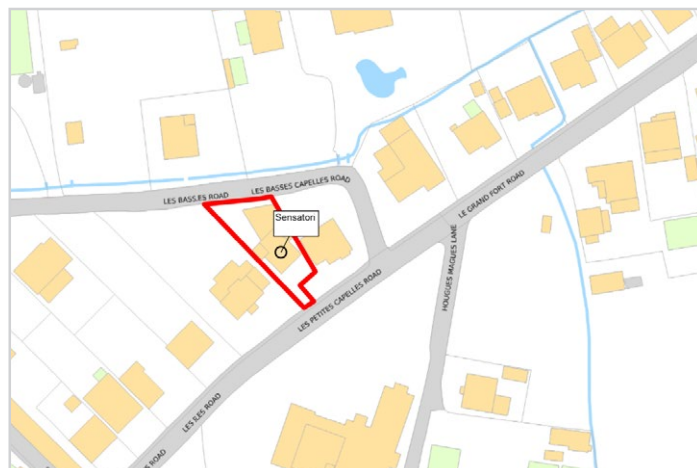
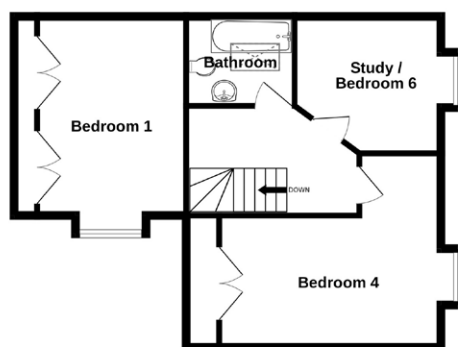


Floorplan

GROUND FLOOR



1ST FLOOR



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LOCAL MARKET | **SOLE AGENT**

GROUND FLOOR

Entrance hall

9' x 7'9 max (5.8m x 2.4m max)

Bedroom 2

12'8 x 9'7 (3.9m x 3m)

En-suite

9'3 x 5'8 (2.8m x 1.7m)

Bedroom 3

12'6 x 9'3 (3.8m x 2.8m)

En-suite

6'4 x 5'6 (1.9m x 1.7m)

Inner lobby

11'8 x 3'2 (3.6m x 1m)

Snug / fifth bedroom

12'1 max x 11'8 (3.7m max x 3.6m)

Kitchen / living room

26'6 max x 19'2 (8m max x 5.8m)

APPLIANCES

- Bosch wine fridge
- Bosch fridge freezer
- Bosch induction hob with built in extractor
- Bosch double oven
- Bosch single oven
- Bosch microwave

Utility

9'9 x 6'2 max (3m x 1.9m max)

WC

4'2 x 4' (1.3m x 1.2m)

FIRST FLOOR

Bedroom 1

14'9 x 9'8 (4.5m x 3m)

Bathroom

7'5 x 5'6 (2.3m x 1.7m)

Study / sixth bedroom

10'5 x 8'1 (3.2m x 2.5m)

Bedroom 4

12'7 x 9'2 (3.9m x 2.8m)

EXTERIOR

The property is approached via a shared brick paved driveway. There is parking for up to 4 vehicles in front of the house. Walk ways down both sides of the property lead to the enclosed rear patio area which is south west facing and provides a superb space for external entertaining. There is also access to a garden store which has power and lighting.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, oil fired central heating, under floor heating to kitchen living extension, uPVC double glazing, cavity built.

Perry's ref: 9 H2

what3words: toured.rebellion.toxicology

TRP: 200

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