



La Murette

£849,000

Route des Capelles, St Sampson, GY2 4GQ

LOCAL MARKET

This wonderful family home, built in 2003, is generously proportioned throughout and offers an exciting opportunity for further expansion (subject to the necessary permissions).

La Murette currently provides up to four bedrooms, the main bedroom boasts an en-suite bathroom and a walk-in wardrobe, while the additional bedrooms are served by a family bathroom and a convenient WC.

There is a large lounge and kitchen diner, both of which look out to the enclosed private rear garden, plus a handy utility room. Ample parking and a garage complete the offering.

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

Key facts



- Substantial detached home
- Scope to convert loft STPP
- Ample parking plus garage
- Four bedrooms
- Low maintenance garden
- Built 2003

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



**cooper
brouard**

GUERNSEY'S ESTATE AGENT







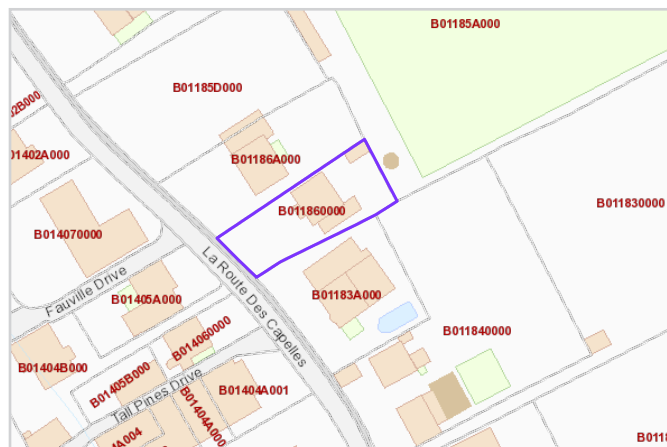
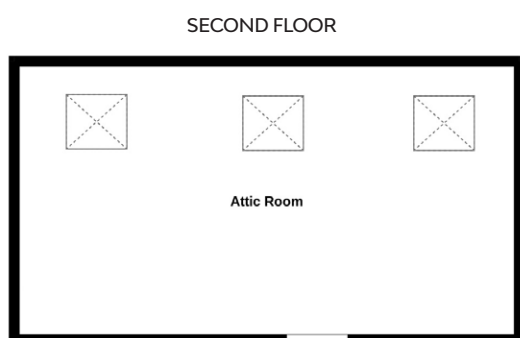
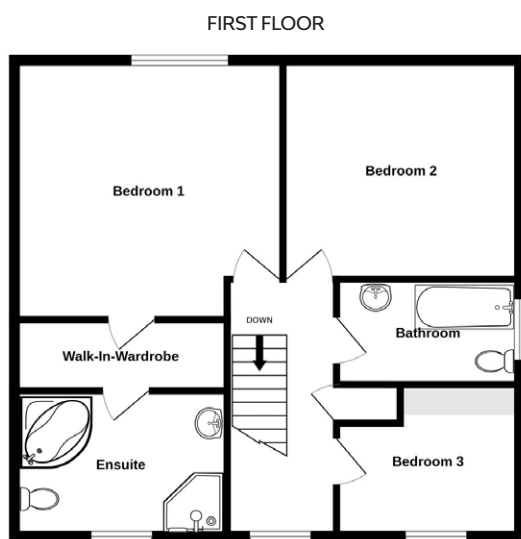
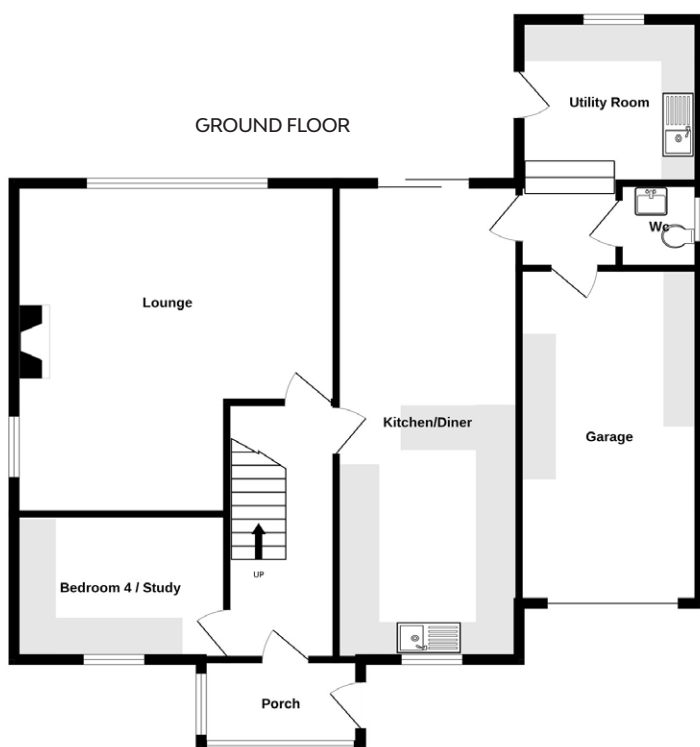








Floorplan



Mapping / Aerial Photography Copyright © States of Guernsey 2025

GROUND FLOOR

Porch

8'9 x 4'7 (2.7m x 1.4m)

Hall

14' x 5'11 (4.3m x 1.8m)

Kitchen/diner

26'3 x 9'10 (8m x 3m)

APPLIANCES

- Rangemaster oven with hob over
- Hotpoint fridge freezer
- Hotpoint slimline dishwasher
- Hotpoint freezer

Lounge

17'11 x 17'9 (5.5m x 5.4m)

Bedroom 4/study

11'6 x 7'1 (3.5m x 2.1m)

WC

4'7 x 4' (1.4m x 1.2m)

Utility

9'11 x 8'10 (3m x 2.7m)

APPLIANCES

- Bosch washing machine.

Garage

18'3 x 8'11 (5.6m x 2.7m)

FIRST FLOOR

Landing

14' x 5'11 (4.3m x 1.8m)

Bedroom 1

14'6 x 12'8 (4.5m x 3.9m)

Walk-in-Wardrobe

11'7 x 4'11 (3.6m x 1.5m)

En-suite

11'6 x 8'3 (3.5m x 2.5m)

Bedroom 2

10'11 x 8'11 (3.4m x 2.7m)

Bathroom

9'10 x 5'2 (3m x 1.6m)

Bedroom 3

9'10 x 8'8 (3m x 2.7m)

SECOND FLOOR

Attic room

27'10 x 15'6 (8.3m x 4.7m)

EXTERIOR

The property is approached off the road onto a driveway which La Marette has a right of way over in order to get to the properties allocated parking area and garage. There is a courtyard area to the front of the property and to the rear, an enclosed tiered garden which is laid mostly to gravel and paving and boasts a pergola and useful shed.

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

Services: Mains electricity and water, mains drainage, oil fired central heating, gas bottles for cooker hob, solar panels recently installed, uPVC double glazing.

Perry's ref: 9 H4

what3words: situated.misnamed.fins

TRP: 218 (270 total including garage and shed)

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

