



Esterel

Route St Clair, St Sampson, GY2 4DT

£625,000

LOCAL MARKET

SOLE AGENT

This fantastic two bedroom detached property is conveniently situated within easy walking distance of amenities, Delancey Park and Belle Greve Bay.

The accommodation, which is in fantastic condition throughout, comprises entrance hall, open-plan kitchen/dining room, sitting room with bi-folding doors opening to the west facing garden, study and cloakroom on the ground floor. The first floor offers two spacious double bedrooms and family bathroom.

School catchment: Vale Primary School / St Sampson's High

Key facts



- Modern property built just over 10 years ago
- Parking for three vehicles
- Detached family home
- Convenient St Sampson location
- Two double bedrooms and study

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GUERNSEY'S ESTATE AGENT



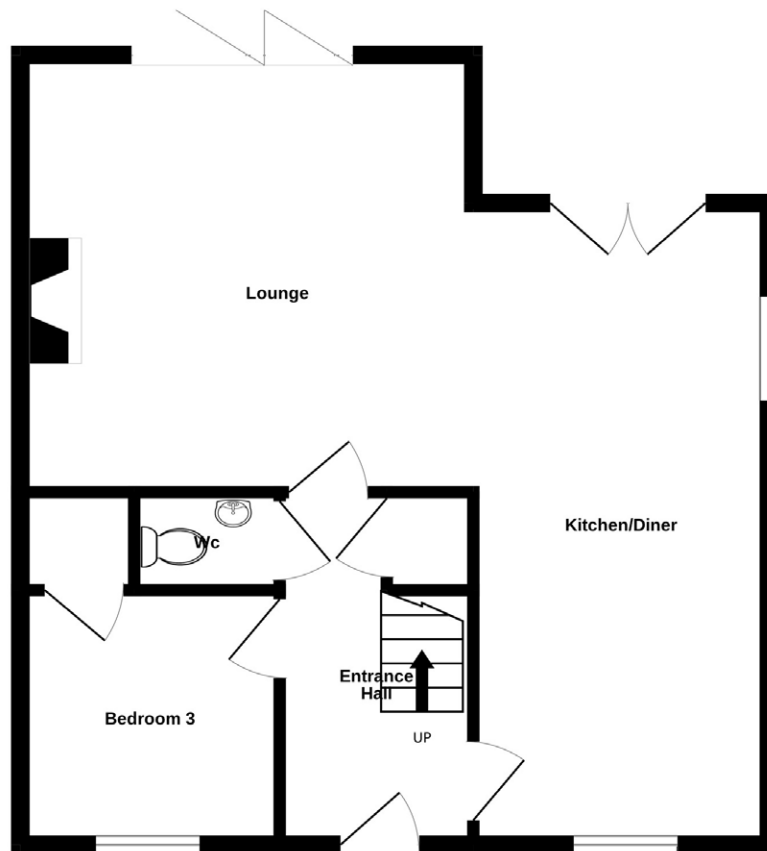




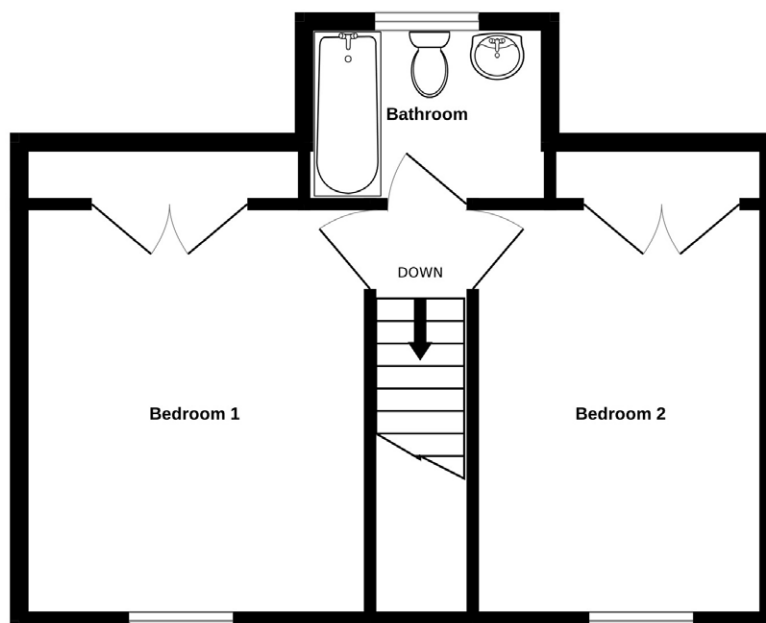


Floorplan

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance hall

11'9" x 6'2" (3.6m x 1.9m)

WC

4'9" x 3'3" (1.5m x 1m)

Study

8'3" x 8' (2.5m x 2.4m)

Kitchen/diner

21' x 9'3" (6.4m x 2.8m)

APPLIANCES

- Neff double oven
- Hotpoint hob
- Neff extractor
- Indesit fridge/freezer
- Indesit dishwasher
- Hotpoint washer/dryer

Lounge

15'7" x 13'9" (4.7m x 4.2m)

FIRST FLOOR

Bedroom 1

15'2" x 11' (4.6m x 3.4m)

Bedroom 2

15'2" x 9'3" (4.6m x 2.8m)

Bathroom

7'2" x 5'6" (2.2m x 1.7m)

EXTERNAL

The property is approached off the road onto a gravelled driveway which is owned by the neighbouring property, but Esterel holds right of way. There is a block paved area with parking for three vehicles, and a west-facing, low maintenance garden with a shed.

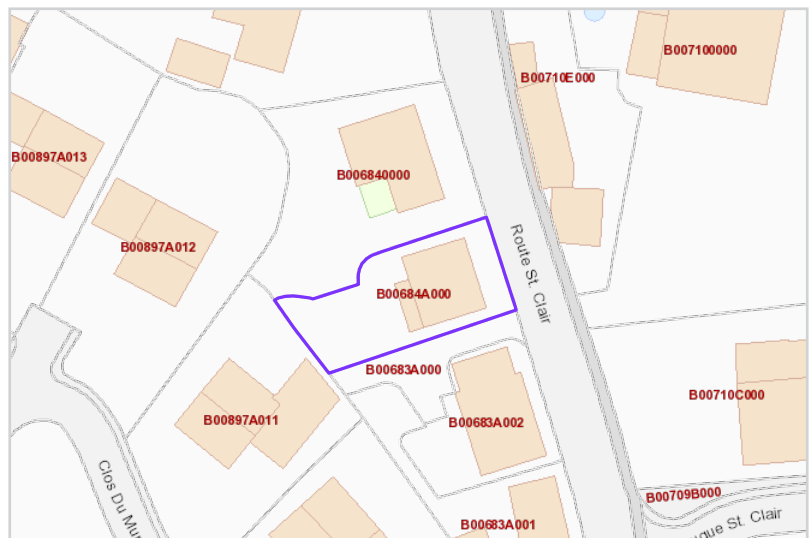
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

Perry's ref: 10 C4

what3words: explain.bashed.blank

TRP: 96



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