



# Ottleys

Ruette St Clair, Route St Clair, St Sampson's GY2 4DS

## £1,075,000

LOCAL MARKET

SOLE AGENT

Positioned at the end of a private lane, this detached chalet bungalow is situated in an elevated position with panoramic sea views to the neighbouring islands.

The property is beautifully presented throughout and offer spacious accommodation comprising two good size bedrooms, family bathroom, kitchen/breakfast room, lounge/dining room and utility on the ground floor. On the first floor, a generous principal bedroom is complemented by a shower room, office and balcony. Ample parking, large south facing garden together with an attached garage complete the offering.

School catchment: Vale Primary School & St Sampsons High School

### Key facts



- Detached chalet bungalow
- Good sized bedrooms
- Spacious accommodation
- Elevated position with sea and island views
- Parking, garage and large garden

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](http://cooperbrouard.com)



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GUERNSEY'S ESTATE AGENT



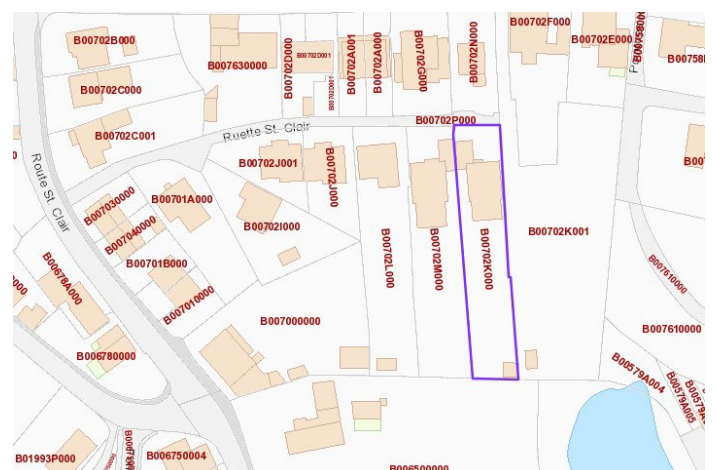
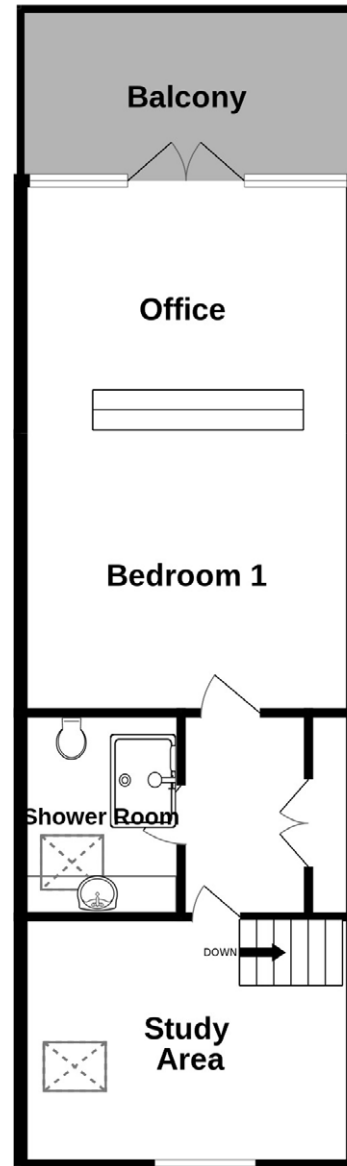
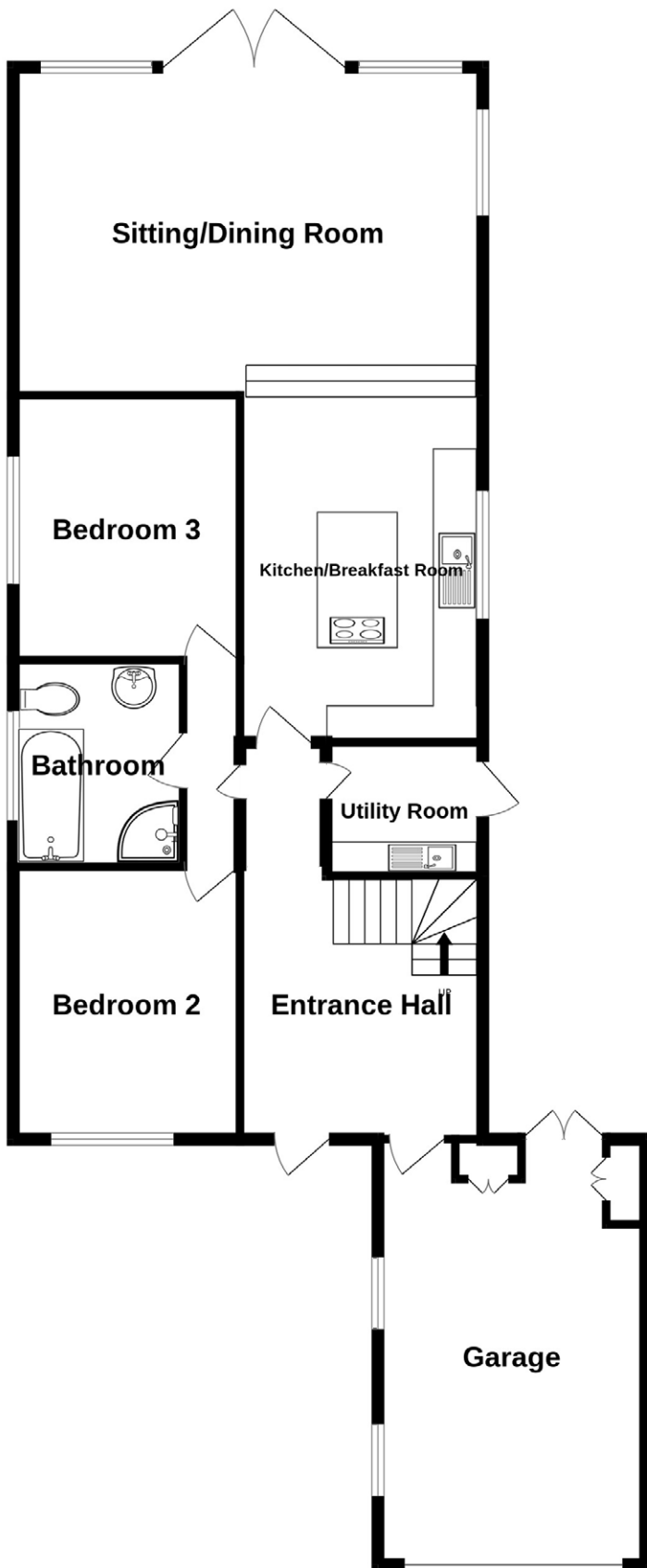








### Floorplan



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Entrance hall

Lounge / dining room

21'6 x 15'

Kitchen/breakfast

15'11 x 12'3

**APPLIANCES**

Integrated Kuppertsbusch appliances:

- Oven
- Microwave
- 5 ring induction hob
- Fridge
- Freezer
- Dishwasher

Utility

9' x 6'1

**APPLIANCES**

- Hotpoint washing machine
- Hotpoint tumble dryer

Bathroom

9'5 x 8'2

Bedroom

12'8 x 10'6

Bedroom 3

12'2 x 11'2

Integral garage

19'6 x 11'9

FIRST FLOOR

Landing / study

10'6 x 7'4

Bedroom 1

14' x 13'1

Office

13'1 x 10'5

Ensuite shower room

9'8 x 6'7

Balcony

12' x 7'5

EXTERIOR

Approached off the private lane, Ottley offers parking for a number of vehicles on a paved driveway with access to the garage. The large rear garden is well groomed and mainly laid to lawn with large domestic garden shed at the rear.

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

**Services:** Mains electricity and water, mains drainage, oil fired central heating, uPVC double glazing.

**what3words:** dots.curving.amends

**TRP:** 254 (total)

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah