



Gallifrey

3 La Croisee, La Route du Braye, St Sampson GY2 4EF

£775,000

LOCAL MARKET

SOLE AGENT

Built in 2000 and well presented throughout, 'Gallifrey' offers deceptively spacious accommodation and warrants internal viewing to appreciate all that this super family home has to offer.

The ground floor accommodation comprises a kitchen/breakfast room, utility/storage room, lounge/diner, conservatory, shower room and fourth bedroom (currently used as a study). Upstairs offers a main bedroom suite complete with dressing area and en-suite, a family bathroom and two further bedrooms.

To the front of the property are three parking spaces; to the rear, an enclosed low maintenance garden laid to astro turf and paving, with access to 1 additional allocated parking space.

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

Key facts

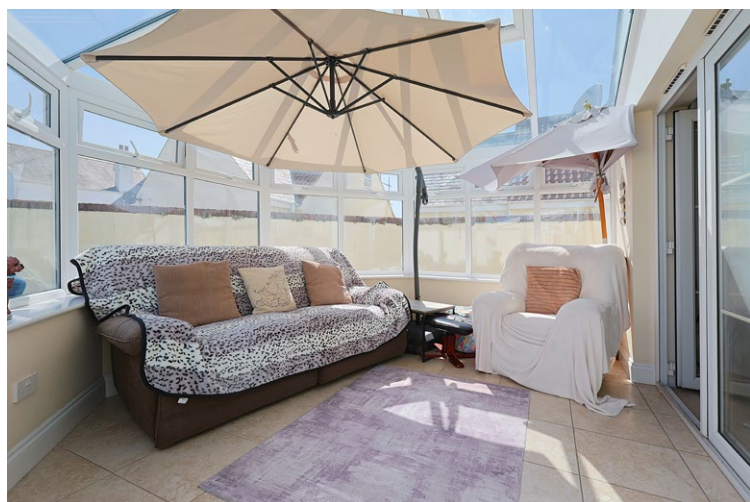


- Smart family home
- Deceptively spacious
- Wonderful south facing garden
- Ample reception space
- 4 bedrooms
- Parking for 4 cars
- Utility/storage room with separate entrance

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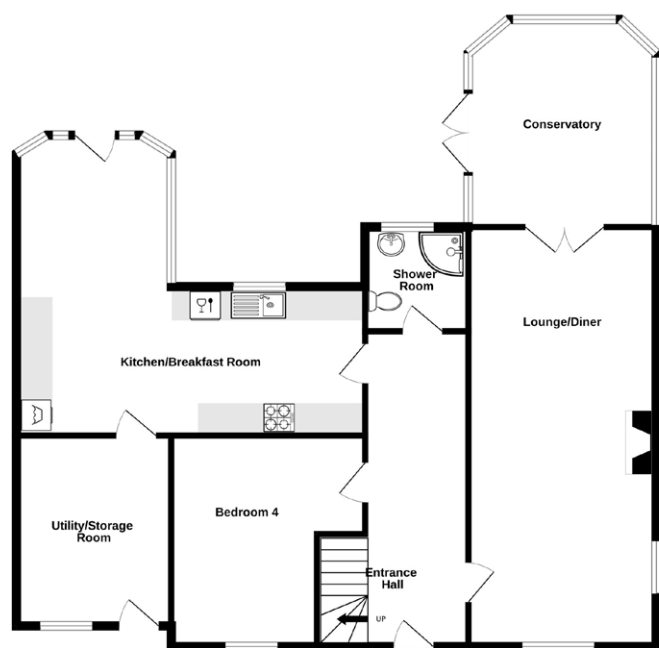




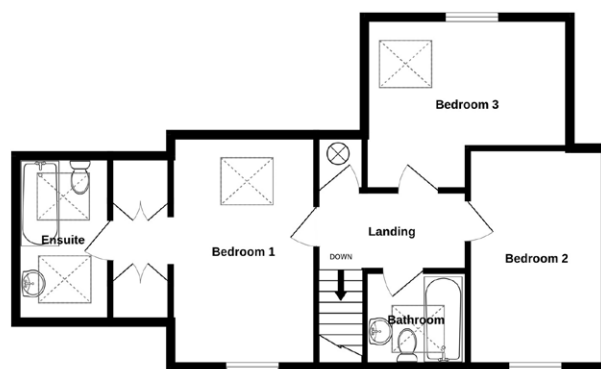


Floorplan

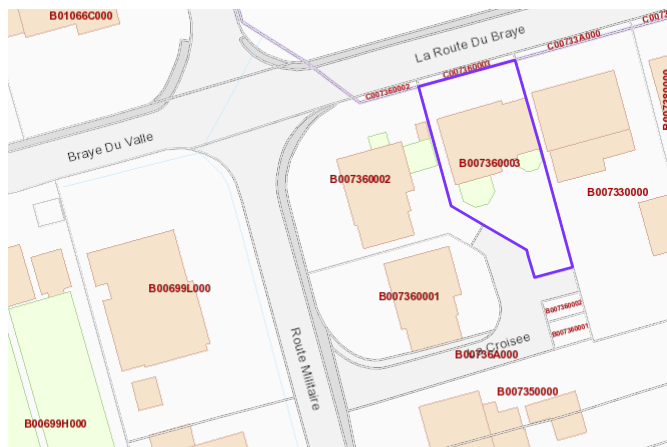
GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

20' x 6' (6m x 1.8m)

Shower room

6'7 x 6'6 (2m x 2m)

Lounge/Diner

26'6 x 11'10 (8.1m x 3.6m)

Conservatory

13' x 10'11 (4m x 3.4m)

Kitchen/Breakfast room

22'10 x 7'10 (6.9m x 2.4m)

APPLIANCES

- Hotpoint dishwasher
- Electrolux single oven
- Belling induction hob
- Extractor fan
- Hotpoint washing machine

Utility/Storage room

12' x 9'9 (3.7m x 3m)

Bedroom 4

13'5 x 12' (4.1m x 3.7m)

FIRST FLOOR

Landing

9'4 x 3'2 (2.9m x 1m)

Bedroom 1

14'5 x 8'10 (4.4m x 2.7m)

Dressing area

3'9 x 3'4 (1.1m x 1m)

En-suite

10'8 x 5'10 (3.3m x 1.8m)

Bedroom 2

16'2 x 8'8 (4.9m x 2.7m)

Bedroom 3

12'1 x 10'6 (3.7m x 3.2m)

Bathroom

6'10 x 6'1 (2.1m x 1.9m)

EXTERIOR

The front of the property is accessed off the road and onto a tarmac driveway which provides parking for 3 vehicles. To the rear of the property is an enclosed low maintenance south facing garden laid to patio and astro turf and complete with garden shed. The rear gate leads onto the clos driveway where there is a further allocated parking space associated with the property.

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

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

Perry's ref: 10 C2

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TRP: 172

CONTACT OUR LOCAL MARKET TEAM



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