



Cestona

Grand Fort Road, St Sampson's, GY2 4GZ

£685,000

LOCAL MARKET

SOLE AGENT

Coming to the market for the first time, this neatly presented three-bedroom detached home occupies an elevated position and offers an excellent opportunity for a new owner to modernise and personalise to their own taste.

Conveniently situated close to the amenities of L'Islet, the well-proportioned accommodation currently comprises a kitchen, dining room, lounge, three bedrooms, shower room, and separate WC.

Externally, the property's generous site benefits from parking for numerous vehicles, a garage and workshop. To the rear, a patio provides space for outdoor seating and entertaining, beyond which lies an extensive, mature, well-maintained walled garden. Enjoying a desirable south-facing aspect, the garden provides an attractive setting and excellent outdoor space in which to relax and entertain.

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

Key facts



- Detached bungalow on elevated site
- Extensive south facing rear garden
- Generous parking and turning space
- Detached garage and workshop
- Excellent scope to modernise to personal taste
- Convenient for L'Islet amenities

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GUERNSEY'S ESTATE AGENT





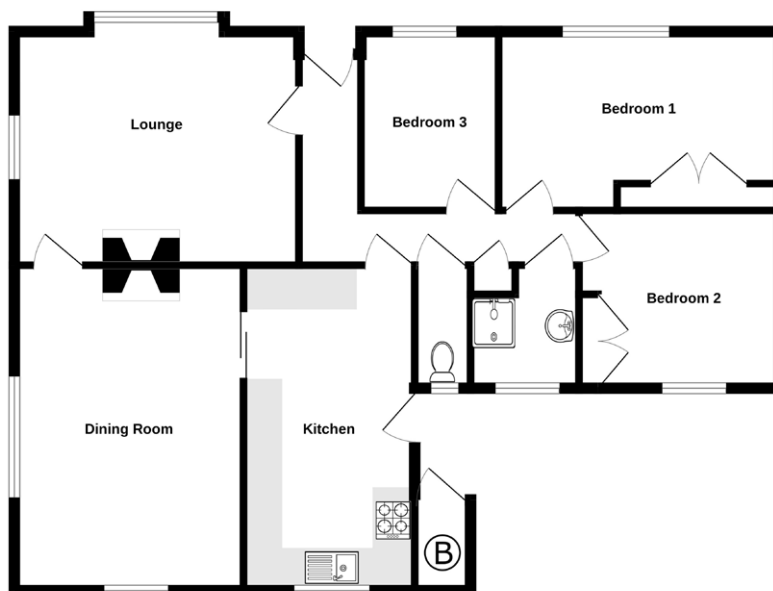




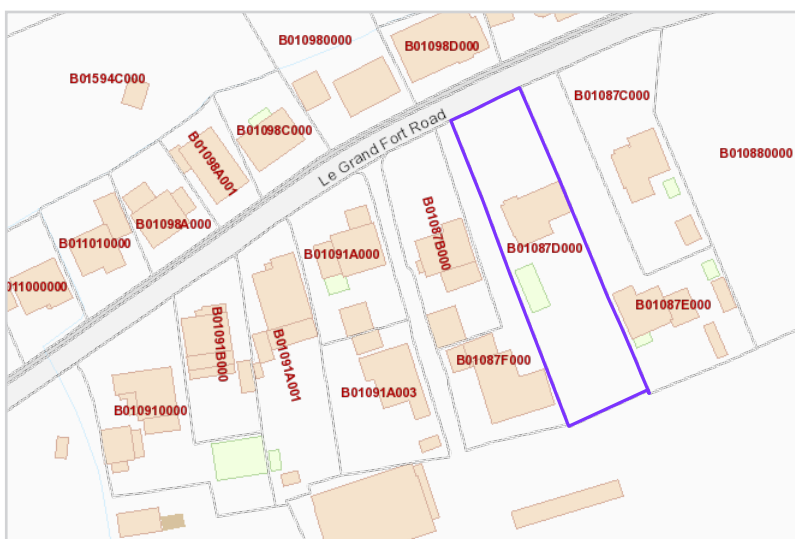


Floorplan

GROUND FLOOR



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Entrance hall

15'3 max x 3'8 max (4.6m x 1.2m)

Lounge

14'7 x 13'9 (4.5m x 4.2m)

Dining room

16'8 x 11'9 (5m x 3.6m)

Kitchen

16'9 x 8'11 (5.1m x 2.7m)

APPLIANCES

- Zanussi oven
- Extractor fan
- Hotpoint slimline dishwasher

WC

6'11 x 2'7 (2.1m x 0.8m)

Shower room

6'1 x 5'10 (1.9m x 1.8m)

Bedroom 1

14'6 x 10'2 (4.5m x 3.1m)

Bedroom 2

10' x 9'2 (3.1m x 2.8m)

Bedroom 3

9'3 x 8' (2.8m x 2.4m)

EXTERIOR

The property is accessed off the road onto a tarmac driveway which provides parking for multiple vehicles, including a turning point, and leads up to the;

Garage

20' x 12'4 (6m x 3.8m)

Workshop

11'2 x 10' (3.4m x 3.1m)

Garden shed

12' x 8' (3.6m x 2.4m)

There is a fore garden with steps leading to the front door and to the rear of the property is a patio area with a further mature garden beyond.

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.

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