

C'est La Vie

£709,950

Marette de Bas Estate, Les Grandes Capelles Lane, St Sampson, GY2 4UX

LOCAL MARKET JOINT AGENT

This semi detached home, built in 1968, is conveniently situated on a small private clos of similar properties located just a short drive away from the amenities of Admiral Park.

The accommodation comprises a lounge diner, recently modernised kitchen, utility and bedroom with en-suite on the ground floor with two further bedrooms, a study and family bathroom on the first.

The ground floor bedroom, with it's own entrance, was converted from a garage in 2002 and in 2025, further permission was granted to extend at first floor level on this side of the property which would create a one bed dower unit.

Externally, there is parking for a number of vehicles and a low maintenance enclosed patio and garden.

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

Key facts

3 2 1

- Semi detached family home
- 3 bedrooms plus study
- Planning permission in place to create a dower
- Parking and low maintenance garden
- Modernised kitchen and family bathroom
- Well presented throughout

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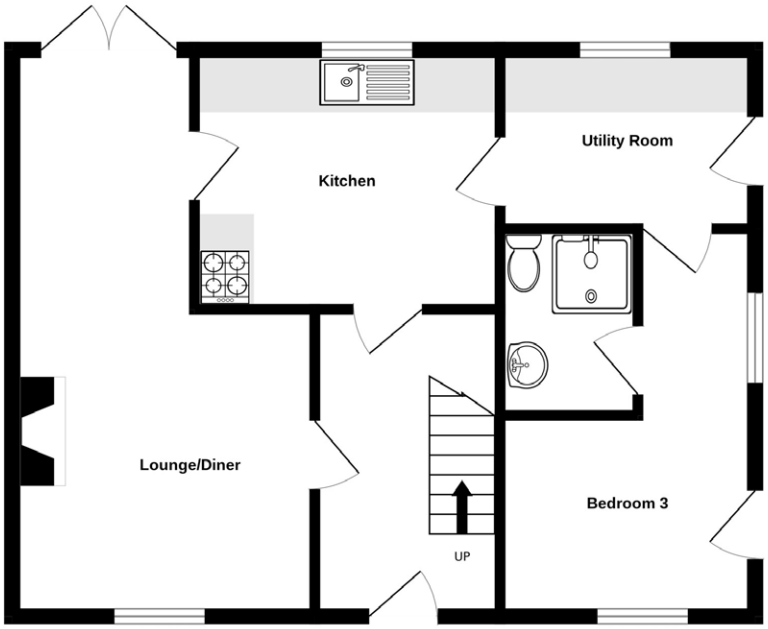




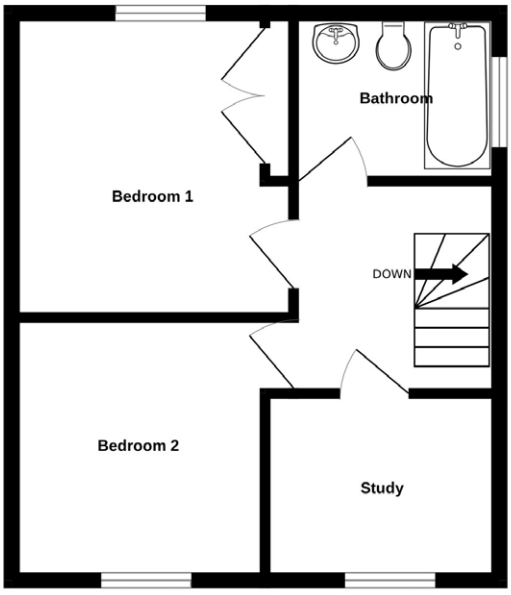


Floorplan

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Entrance hall

11'1 x 6'9 (3.4m x 2m)

Lounge/diner

18' x 12'5 (5.5m x 3.8m)

Kitchen

11'2 x 9'6 (3.4m x 2.9m)

APPLIANCES

- Bosch oven
- Cooke & Lewis hob
- Beko extractor
- Bosch dishwasher

Utility

9'5 x 5'8 (2.9m x 1.7m)

APPLIANCES

- Beko fridge freezer
- Space for washing machine and tumble dryer

Bedroom 3

14'7 x 9'4 (4.5m x 2.9m)

En-suite

6'4 x 5' (1.9m x 1.5m)

FIRST FLOOR

Landing

7'8 x 7' (2.4m x 2.1m)

Bathroom

7'6 x 6' (2.3m x 1.8m)

Bedroom 1

13'1 x 11'2 (4m x 3.4m)

Bedroom 2

13'5 max x 9' (4.1m x 2.7m)

Study

9'3 x 5'7 (2.8m x 1.7m)

EXTERIOR

The property is accessed off the close road and has parking for a number of vehicles to the front. To the rear of the property is an enclosed walled garden laid to astro turf and patio.

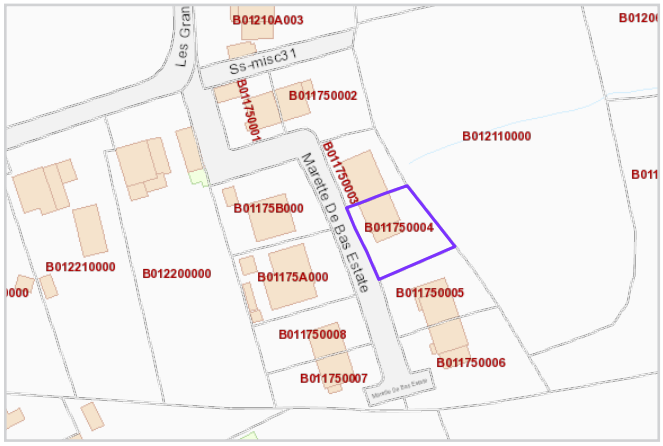
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

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

Perry's ref: 9 H4

what3words: scram.villas.discards

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