

Avalon

£675,000

8, Clos des Sablons, Sandy Lane, St Sampson, GY2 4RN

LOCAL MARKET | JOINT AGENT

Built in the 1970's, this semi detached bungalow occupies a peaceful plot on a clos of similar properties conveniently located to the beaches and amenities of L'Islet.

The accommodation comprises two double bedrooms, a further child's bedroom/study, kitchen/breakfast room with separate utility, and a lounge/diner complemented by a conservatory opening out on to the rear garden.

Avalon benefits from ample parking to the front whilst to the rear, a garden and patio area with walkway leading to a further piece of agricultural land.

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

Key facts

2/3 | 1 | 2

- Semi detached bungalow
- Ample parking
- Rear garden and further land parcel
- Built in 1970's
- 2 bedrooms & child's bedroom
- Quiet clos near to L'Islet amenities

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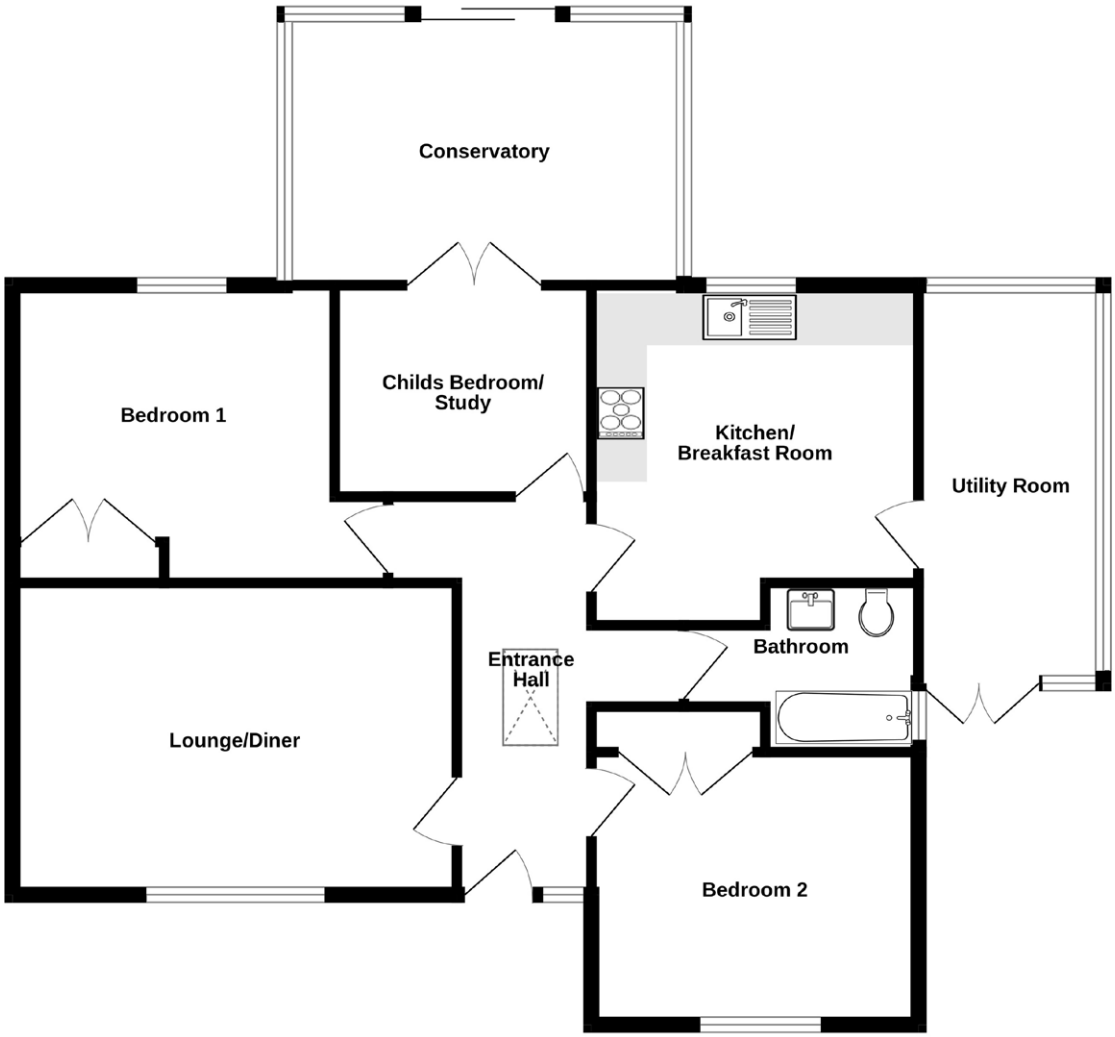






Floorplan

GROUND FLOOR



Entrance hall

15' x 4'8 (4.6m x 1.4m)

Lounge/diner

16'5 x 11'6 (5m x 3.5m)

Bathroom

6'11 x 5'7 (2.1m x 1.7m)

Kitchen/breakfast room

12'1 x 10'2 (3.7m x 3.1m)

APPLIANCES

- Rangemaster oven
- Hob with extractor fan over
- Hoover fridge freezer

Utility

14'2 x 6'10 (4.3m x 2.1m)

APPLIANCES

- Hotpoint washing machine
- Slimline dishwasher
- Tumble dryer

Conservatory

14'9 x 10' (4.5m x 3.1m)

Bedroom 1

12' x 11' (3.7m x 3.4m)

Bedroom 2

6'11 x 5'7 (2.1m x 1.7m)

Child's bedroom/study

9'5 x 7'10 (2.9m x 2.4m)

EXTERIOR

The property is accessed off Sandy Lane onto the clos road and onto a gravelled driveway providing parking for multiple vehicles. There is a side walkway leading to a garden with paved seating areas and a further pathway leading to an agricultural piece of land.

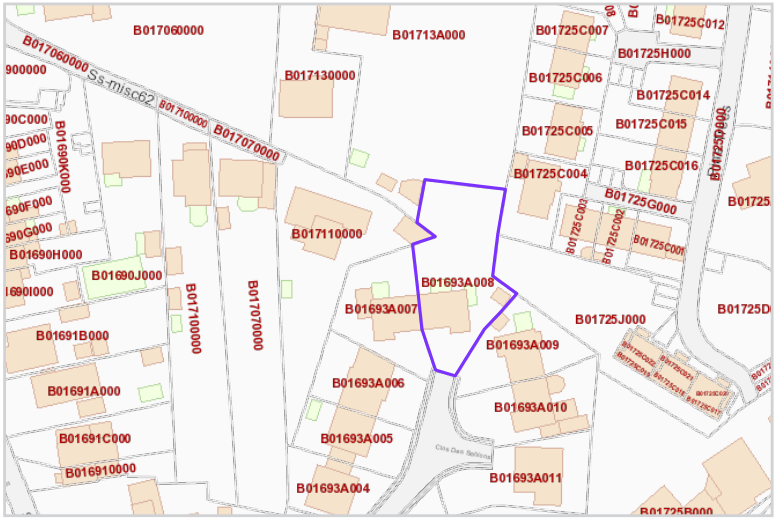
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

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

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what3words: begin.species.treacle

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