

# SKYWAY

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

**1,374**

SQ FT

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## £775,000 LOCAL MARKET, ST. SAMPSON

Skyway is a newly constructed, stylish home completed to a high standard by the current owner, conveniently situated on a small, quiet clos in the Parish of St Sampson. The modern accommodation comprises entrance hall, open-plan kitchen/dining/sitting room with a feature Bioethanol electric fireplace and bi-fold doors leading to the garden. There is also a snug area, which could easily be partitioned to provide a third bedroom if required, along with separate utility and cloakroom completing the ground floor. The first floor provides two large double bedrooms, one with En-suite shower room and a separate family bathroom with freestanding bath. Externally there is parking for multiple vehicles along with an easily maintained decked garden to both front and rear with beautiful planting providing privacy. A stunning home worthy of closer inspection.



**LIVINGROOM**

The Channel Island Estate Agent

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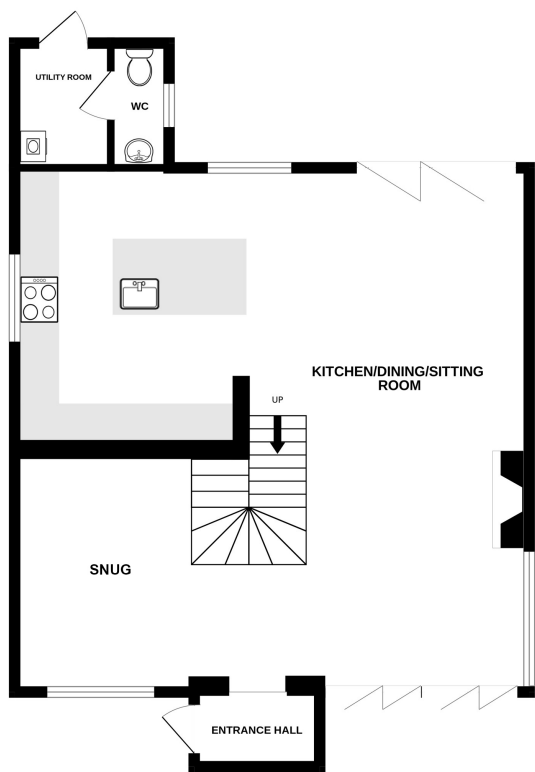




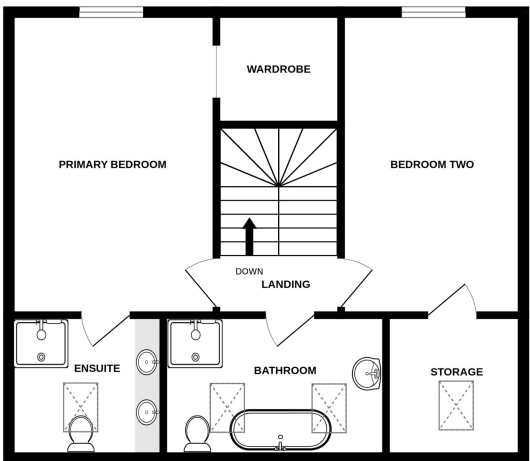




GROUND FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## GROUND FLOOR

Entrance Hall	3'10 x 6'6
Kitchen/Dining/Sitting Room	14'4 x 26'6
Snug	12'1 x 9'3
Utility Room	6'5 x 4'11
WC	6'5 x 3'0

## FIRST FLOOR

Landing	9'10 x 6'5
Primary Bedroom	15'7 x 10'8
Walk-In wardrobe	5'9 x 6'5
Ensuite	7'4 x 7'11
Bathroom	7'4 x 11'6
Bedroom Two	15'7 x 9'5
Storage	7'4 x 7'1

## KEY FACTS

Detached, newly constructed, stylish home  
Open plan living  
Smart home technology  
Easily maintained garden areas  
Parking for multiple vehicles

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Electric underfloor heating

## APPLIANCES

Nexus Rangemaster with induction hob  
Neff extractor  
Bosch integrated dishwasher  
Bosch American style fridge/freezer  
Samsung washer/dryer

## INCLUSIONS

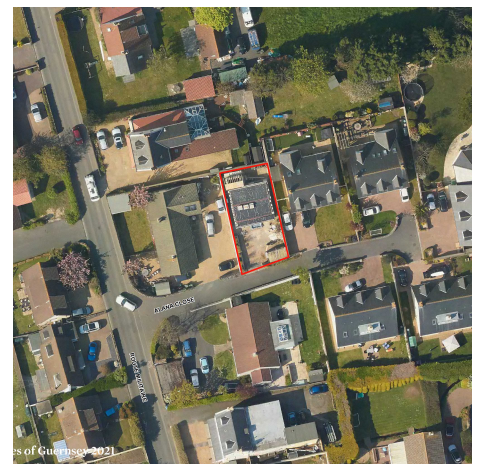
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

## SCHOOL CATCHMENT

Vale Primary  
St Sampson's High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£775,000**



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