

# DIRE STRAITS



**5**

BEDROOMS

**5**

BATHROOMS

**3,642**

SQ FT

## £1,800,000 LOCAL MARKET, ST. SAMPSON

This generous, superb family home occupies a large plot of land situated in a popular residential area of St Sampson, close to L'Islet and only a short drive away to the West Coast. Extensively renovated and extended in past years, the property is in immaculate order throughout. The main house has plenty of reception space with a modern kitchen and four bedrooms/four bathrooms. Adjoining the house is a spacious, one bedroomed wing which can be accessed from the main house or from a separate side entrance. Externally, there is a large paved driveway, double garage with rear workshop, car port, various timber sheds, summer house, heated swimming pool with sunny terrace and a large, private garden which is beautifully mature with surrounding trees. A versatile home offering lots of accommodation to suit a large family - internal viewing highly recommended.



**LIVINGROOM**  
The Channel Island Estate Agent



















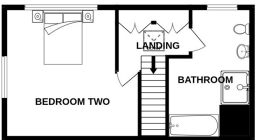




GROUND FLOOR  
3272 sq.ft. (304.0 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



■ = WING

TOTAL FLOOR AREA : 3642 sq.ft. (338.4 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	12'3 x 4'5
Hall	16'2 x 5'5
Study area	11'7 x 8'0
Sitting/dining room	20'5 x 14'7
Kitchen/dining room	20'0 x 12'5
Family room	19'5 x 17'5
Lobby	7'6 x 3'8
Utility room	7'6 x 5'9
Primary bedroom	14'3 x 12'3
Dressing area	11'8 x 6'5
En-suite shower room	11'6 x 6'2
Bedroom three	12'3 x 7'8
Bedroom four	12'2 x 8'2
Shower room	7'8 x 4'8
Garage	22'1 x 19'9
Workshop	19'9 x 9'7
Outdoor shower room	7'6 x 6'0
Pool room	10'8 x 10'6
Plant room	10'6 x 3'6

## SECOND FLOOR

Landing	8'0 x 5'5
Bedroom two	14'8 x 14'6
Bathroom	14'3 x 9'2

## WING

Sitting room	15'5 x 13'7
Kitchen	12'4 x 9'9
Bedroom	10'9 x 10'0
Dressing area	8'6 x 7'2
En-suite bathroom	8'6 x 8'5
Cloakroom	4'4 x 4'0

## KEY FACTS

Large, detached family home with wing  
Occupying a sizeable plot of land  
Excellent order throughout  
Renovated and extended in recent years  
Double garage, carport, workshop, parking  
Generous private garden with swimming pool

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil central heating  
Underfloor heating

## APPLIANCES

Miele oven  
Miele steam oven  
Miele microwave  
Miele hob and extractor unit  
Maytag american fridge/freezer  
Miele dishwasher  
Electric hot water tap  
Separate integrated fridge  
Integrated freezer  
Miele tumble dryer  
Whirlpool washing machine

## WING

Hotpoint double oven  
Hob and extractor unit  
Hotpoint slimline dishwasher  
Integrated fridge and freezer  
Hotpoint washer dryer

## INCLUSIONS

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

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.

**£1,800,000**



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