

# Property details



**Mawla**, Grandes Capelles Lane, St Sampson.

**£569,000**



- Entrance porch
- Hallway
- Kitchen / breakfast room
- Dining room

- Lounge
- Snug / bed 4
- Cloakroom
- 3 bedrooms

- Family bathroom
- Garden
- Parking
- Quiet location







An immaculately presented three to four bedroom semi-detached house located in a lane off the Capelles and close to the nearby schools.

The property comprises 1,260 sq.ft. of accommodation together with good on-site parking and a super mature and very private garden. It offers all the comforts and amenities any modern family require. There is scope to extend the present accommodation by building out over the existing lounge and office to give an extra bedroom and bathroom.

**Perry's Guide: 9 H4**

**TRP 183**

**How to get there:** Go into Grandes Capelles Lane from Route de Capelles, the road bears to the left and Mawla is on that corner on your right hand side.

### GROUND FLOOR

**Entrance Porch:** Fully glazed on two sides. Ceramic tiled floor. Fully glazed door into:

**Entrance Hall:** Amtico flooring. Cloaks cupboard. Stairs to first floor with large storage cupboard below.

**Cloakroom:** Comprising inset wash hand basin with cupboard below and low level w.c. with concealed cistern. Window to side.

**Kitchen:** 14'3 x 10' (4.36m x 3.05m) Fitted with a range of modern base and wall units with concealed lighting and incorporating a stainless steel sink unit. Appliances comprising Hotpoint double oven, Hotpoint four ring halogen hob with extractor fan over, integral fridge and freezer and Hotpoint dishwasher. Plumbing for washing machine. Partly tiled walls. Shelved larder cupboard and shelved storage cupboard. Breakfast bar with seating for 4-5. Window to front. Archway through to:

**Dining Room:** 14'7m x 12'2 (4.5m x 3.73m) Built in bookcase. Laminate wood effect flooring. Large window overlooking garden and door to garden. Archway and step down into lounge.

**Snug/Bedroom 4:** 11'8 x 7'2 (3.6m x 2.2m) Laminate wood effect flooring. Large window overlooking garden.

**Lounge:** 14'1 x 12'7 (4.3m x 3.9m) Granite fireplace with polished granite mantel and hearth. Laminate wood effect flooring. Sliding fully glazed doors to garden. Window to side. Door into:

**Office:** 12'1 x 6'8 (3.7m x 2.1m) Laminate wood effect flooring. Access to roof space. Window to front.

### FIRST FLOOR

**Bedroom 1:** 12'1 x 11'8 (3.7m x 3.6m) Built in four door run of wardrobes. Laminate wood effect flooring. Window to rear.

**Bedroom 2:** 11'8 x 9'8 (3.6m x 3.0m) Built in double and single wardrobes. Laminate wood effect flooring. Window to front.

**Bedroom 3:** 10'8 x 8'5 (3.3m x 2.6m) Laminate wood effect flooring. Window to rear.

**Bathroom:** Comprising bath with shower over, pedestal wash hand basin and low level w.c. low level w.c. Dimplex wall mounted fan heater. Window to front.

### OUTSIDE

**Front:** Large gravelled driveway with parking for several cars.

Timber shed 18' x 9'5 (5.5m x 2.9m) Built on reinforced concrete base with double doors at front. Could be used as a garage.

**Rear Garden:** Newly constructed Indian sandstone patio runs across the rear of the property. Steps down to a well maintained lawn. Boundaries are of high evergreen hedging offering a high degree of privacy. Access to front down one side of the property.

**Price to include:** All fitted carpets, curtains, blinds and light fittings together with the appliances mentioned in these particulars. Plus an 8 man "Hot Sping" hot tub.

**Please note:** There are several garden ornaments and a glass house frame that are not included in the sale.

**Services:** Mains water and electricity. Cesspool drainage (coupling from road). Electric heating.

**Viewing:** Strictly through the Vendors Agents: Goldridge Estate Agents.