Cranfords
ESTATE AGENTS

£729,000

Local Market

Rouge Bois

St Sampson



Cranfords are delighted to present Rouge Bois to the local market, a beautifully maintained, modern three-bedroom home built just nine years ago by the current owners. Constructed to full contemporary building standards, the property has been lovingly cared for and remains in excellent condition throughout. Tucked away in a quiet, little-known lane just a stone's throw from the Bridge front, this home offers both privacy and convenience. There are two private parking spaces, with ample additional on-street parking available nearby. The enclosed garden wraps around the property, providing a safe and secure space for children and pets. Inside, the spacious entrance hall includes a convenient downstairs W.C. To the right, a bright and airy lounge offers generous living space. The current owners use the third bedroom as a study, but it comfortably accommodates a double bed and wardrobe if required. The dining room provides an excellent area for entertaining or could be converted into a fourth bedroom if desired.

- 3 Bedrooms
- 2 Bathrooms
- Built 9 Years Ago
- Ideal Family Home
- Parking For 2 Vehicles
- Peaceful Location
- Stones Throw From The Bridge
- Generous Bedroom Sizes
- Scope For A Fourth Bedroom
- Fibre Installed
- LR3339
- TRP 159

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The well-equipped kitchen features double doors opening out to the garden, creating a light-filled and inviting space. Upstairs, there are two large double bedrooms. Bedroom two was designed with flexibility in mind. it could easily be divided to create an additional bedroom or converted into an en suite, with plumbing already in place via the adjacent family bathroom. Bedroom one offers extensive floor space, fitted wardrobes, a walk-in wardrobe, and a private en suite shower room. A well-rounded home offering modern comfort, versatility, and a superb location close to the Bridge. Call Cranfords today on 243878 to arrange your viewing.









Accommodation

Ground Floor

Entrance Hall
Max.
21' 0" x 9' 9" (6.40m x 2.97m)

W/C
4' 10" x 4' 6" (1.47m x 1.37m)

Lounge
21' 0" x 13' 2" (6.40m x 4.01m)

Bedroom 3
13' 5" x 8' 0" (4.09m x 2.44m)

Dining Area/Bedroom 4

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Currently used as the dining room but has scope to create a fourth bedroom if one wished to do so.
12' 8" x 9' 6" (3.86m x 2.90m)

Kitchen/Breakfast Room
Electrolux double oven, Ciarra hob, extractor fan, Indesit dishwasher, Hotpoint washing machine, and condensing dryer.
19' 0" x 10' 6" (5.79m x 3.20m)

First Floor

Landing
7' 10" x 3' 11" (2.39m x 1.19m)

Bedroom 2
This room is designed to be made into two separate rooms if a new owner wished to do so.
17' 4" x 13' 1" (5.28m x 3.99m)

Family Shower Room
8' 9" x 6' 5" (2.67m x 1.96m)

Bedroom 1
17' 4" x 13' 5" (5.28m x 4.09m)

Walk-in Wardrobe
10' 6" x 6' 3" (3.20m x 1.91m)

En-Suite Shower Room
10' 6" x 7' 8" (3.20m x 2.34m)

Exterior

Shed
8' 0" x 6' 0" (2.44m x 1.83m)

Services

Mains electricity, water and drainage. Electric central heating.

Price includes









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Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

Please note

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If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

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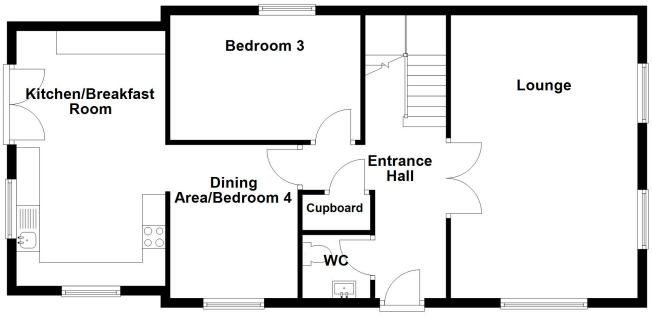
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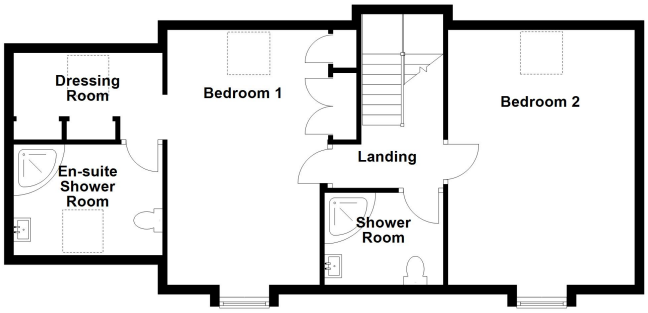
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Local Market

Ground Floor



First Floor









For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

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