£749,000

Local Market

Argeles

St Sampson



Newly offered to the local market, Argeles is a well-constructed three/four bedroom home, built in the early 2000s and therefore meeting modern building standards. The property is conveniently situated just off Route Militaire, within easy reach of a range of local amenities. The ground floor offers well-balanced and versatile accommodation, beginning with a welcoming entrance hall. There is a separate dining room which could alternatively be utilised as a ground floor double bedroom, depending on individual requirements. The spacious lounge provides ample room for both living and dining arrangements and leads through to a conservatory at the rear, creating an additional reception space. The well-equipped kitchen is complemented by a practical utility room, which also incorporates a ground floor W/C. A generously sized integral garage completes the ground floor accommodation. Upstairs, the property offers three comfortable double bedrooms, all benefiting from built-in storage. Bedroom one features an en-suite

- 4 Bedrooms
- 2 Bathrooms
- Enclosed Front Garden
- Modern 2000s Build
- Generous Living Space
- Well Maintained By Current Owners
- Parking For Up To 4 Vehicles
- Single Garage With Power & Electric Door
- LR3372
- TRP 172

01481 243878 sales@cranfords.co.uk www.cranfords.co.uk /cranfordsestateagents

Cranfords
ESTATE AGENTS

Argeles

£749,000

St Sampson

Local Market

shower room, while a family shower room is conveniently located off the landing to serve the remaining bedrooms. This is a fantastic opportunity to acquire a versatile and well-located home. To arrange your viewing, please contact Cranfords on 01482 243878.









Accommodation

Ground Floor

Lounge
26' 5" x 11' 8" (8.05m x 3.56m)

Dining Room
13' 4" x 8' 9" (4.06m x 2.67m)

Cloaks / Utility
7' 0" x 6' 7" (2.13m x 2.01m)

Kitchen
12' 0" x 7' 9" (3.66m x 2.36m)

Garage
15' 6" x 8' 6" (4.72m x 2.59m)

Conservatory
11' 5" x 11' 4" (3.48m x 3.45m)

FIRST FLOOR

Master Bedroom
13' 2" x 10' 0" (4.01m x 3.05m)

Master En Suite
10' 7" x 5' 9" (3.23m x 1.75m)

Cranfords
ESTATE AGENTS

Argeles

£749,000

St Sampson

Local Market

Bedroom 2
14' 4" x 8' 9" (4.37m x 2.67m)

Bedroom 3
11' 8" x 10' 6" (3.56m x 3.20m)

Bathroom
5' 2" x 5' 8" (1.57m x 1.73m)

Services

Mains electricity, water and drainage. Electric central heating.

price includes

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

Possession

By arrangement.

viewing

Strictly by appointment.

Please note

-
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.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be









01481 243878 sales@cranfords.co.uk www.cranfords.co.uk /cranfordsestateagents

Cranfords
ESTATE AGENTS

Argeles

£749,000

St Sampson

Local Market

conducted.



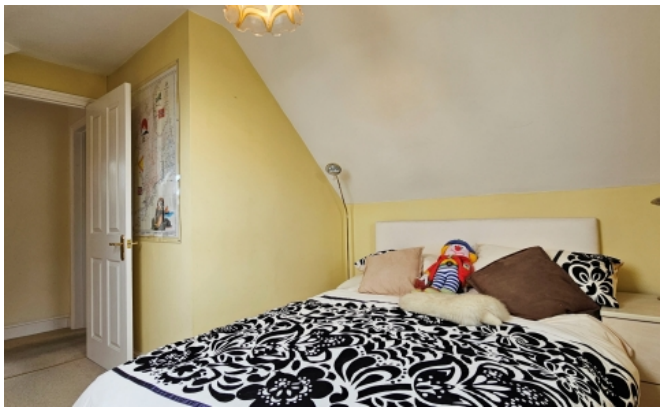












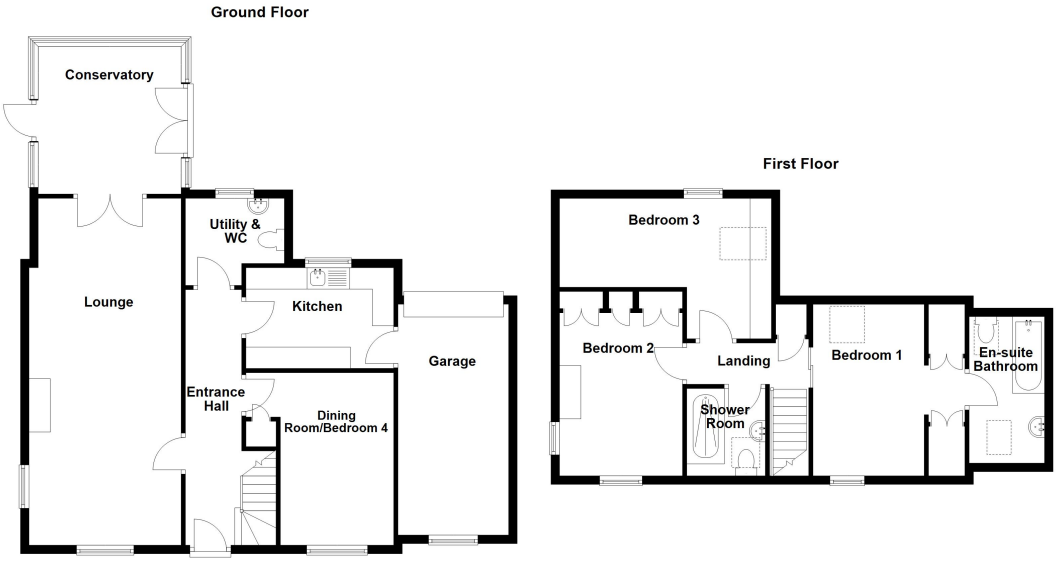
01481 243878 sales@cranfords.co.uk www.cranfords.co.uk /cranfordsestateagents

Argeles

£749,000

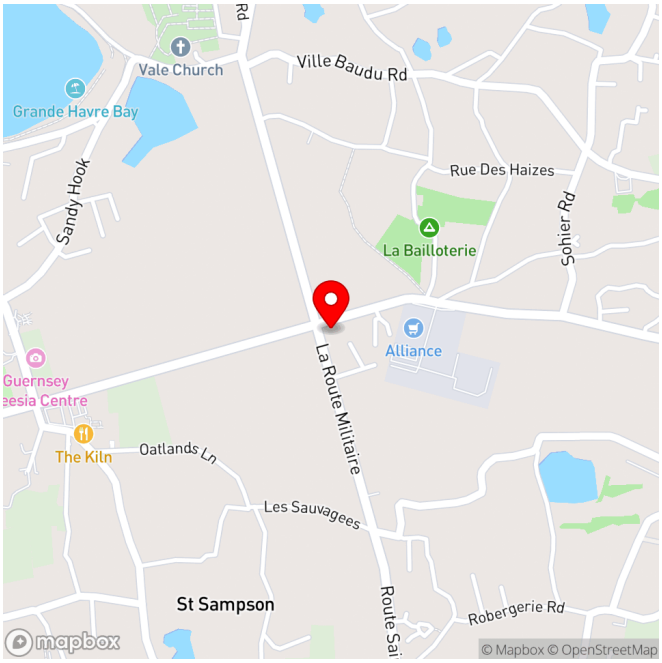
St Sampson

Local Market









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.

01481 243878 sales@cranfords.co.uk www.cranfords.co.uk /cranfordsestateagents

Cranfords
ESTATE AGENTS

Argeles

£749,000

St Sampson

Local Market

















01481 243878 sales@cranfords.co.uk www.cranfords.co.uk /cranfordsestateagents

Cranfords
ESTATE AGENTS

Argeles

£749,000

St Sampson

Local Market

















01481 243878 sales@cranfords.co.uk www.cranfords.co.uk /cranfordsestateagents