£709,950

Local Market

C'est la Vie

St Sampson



C'est La Vie is a newly available semi-detached home offering flexible accommodation with up to four bedrooms. Set in a peaceful clos just off Les Grandes Capelles Lane, it enjoys scenic rural views across agricultural fields while remaining conveniently close to local amenities. The ground floor features an entrance hall, a newly fitted kitchen and a spacious L-shaped lounge/diner. An adjoining utility area leads to a bedroom with an en-suite shower room, as well as access through an external doorway directly out to the garden. This versatile space could potentially be adapted as a self-contained wing if one wished to do so. Upstairs are two double bedrooms, one with a built-in wardrobe, a further single bedroom or home office, and a family shower room. Externally, the property offers parking for up to four vehicles and a generous garden with two sheds and an astro-turf area. Viewing is highly recommended. Contact Cranfords on 243878 to arrange your appointment.

- 4 Bedrooms
- 2 Bathrooms
- Beautiful Rear Rural Aspect
- Scope To Extend
- Parking For 4 Vehicles
- Generous Private Garden Space
- Tranquil Location
- Well Proportioned Rooms Throughout
- Ideal Family Home
- LR3406
- TRP 126

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Accommodation

Ground Floor

Entrance Hall
6' 5" x 10' 7" (1.96m x 3.23m)

Kitchen
Appliances include 4 ring electric Cooke & Lewis hob, Bosch single oven & Beko extractor fan.
11' 1" x 9' 7" (3.38m x 2.92m)

Utility
Appliances include Beko fridge/freezer, Hotpoint washing machine & Hotpoint tumble dryer.
9' 8" x 5' 9" (2.95m x 1.75m)

Bedroom 1
9' 4" x 14' 5" (2.84m x 4.39m)

En-suite
5' 1" x 6' 5" (1.55m x 1.96m)

Dining Room
13' 1" x 20' 6" (3.99m x 6.25m)

First Floor

Upstairs Landing
7' 1" x 8' 0" (2.16m x 2.44m)

Office / Nursery
9' 4" x 5' 10" (2.84m x 1.78m)

Bathroom
7' 1" x 6' 0" (2.16m x 1.83m) 7' 1" x 6' 0" (2.16m x 1.83m)

Bedroom 2
9' 0" x 11' 1" (2.74m x 3.38m)

Bedroom 3
11' 3" x 11' 1" (3.43m x 3.38m)

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Services

Mains Water and electric, Cesspit, Oil central heating

Price includes

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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