



## Little Creatures

Heronniere Drive  
St Sampson

### IMMACULATE THREE BEDROOM TERRACED HOUSE IN CONVENIENT LOCATION

Little Creatures is a charming 3-bedroom home located in a quiet clos along Les Bas Courtils, St Sampson, ideally positioned halfway between Town and The Bridge. The property enjoys distant sea and island views, with a small front garden and a private sunny paved patio to the rear.

Accommodation comprises a kitchen/dining room and lounge on the ground floor, two bedrooms and a family bathroom on the first floor, and a third bedroom on the second floor. A separate converted garage offers additional space as a study/games room, with useful loft storage above. There is parking for two cars plus visitor parking spaces. Furniture can be available by negotiation.

### LOCAL MARKET SALE

**£585,000**

- 3 Bedrooms
- 1 Bathroom
- Parking for 2 cars
- 2 visitors parking spaces for the clos
- Games room/study with storage above
- Convenient location near shops
- TRP: 129
- Perry's Ref: 10D5
- What3Words: mixture.cared.quite

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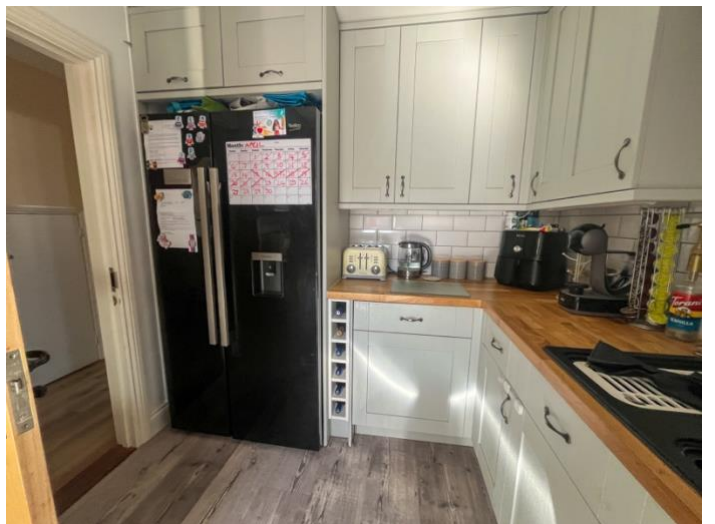


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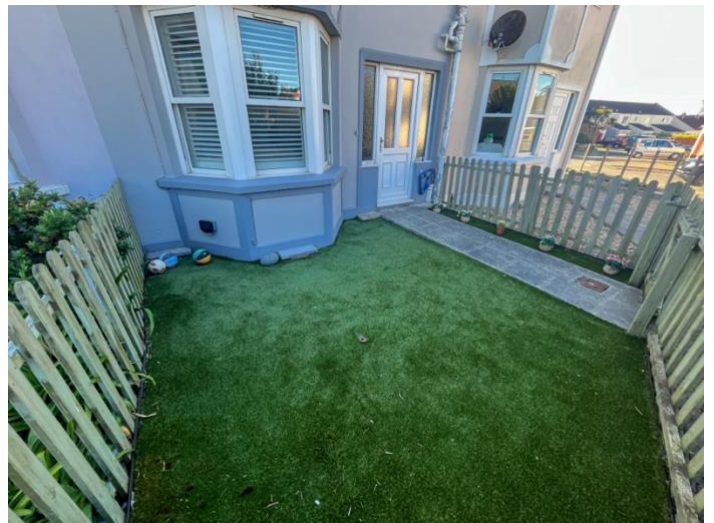


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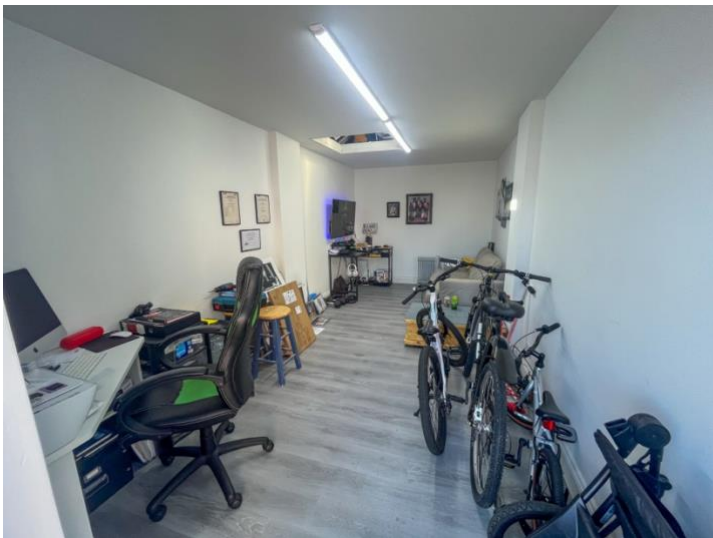












## **Rooms:**

### **Ground Floor**

**Lounge:**  $4.6 \times 3.9 \text{ m}$  (15'1"  $\times$  12'10")  
**Kitchen/Diner:**  $3.6 \times 2.4 \text{ m} + 2.7 \times 2.4 \text{ m}$  (11'10"  $\times$  7'10" + 8'10"  $\times$  7'10")  
**Hallway:**  $2.6 \times 2 \text{ m}$  (8'6"  $\times$  6'7")

### **First Floor**

**Bedroom 2:**  $3.8 \times 2.6 \text{ m}$  (12'6"  $\times$  8'6")  
**Bedroom 3:**  $2.9 \times 2.5 \text{ m}$  (9'6"  $\times$  8'2")  
**Bathroom:**  $2.6 \times 2 \text{ m}$  (8'6"  $\times$  6'7")

### **Second Floor**

**Bedroom 1:**  $4.3 \times 3.7 \text{ m}$  (14'1"  $\times$  12'2")

### **Outside**

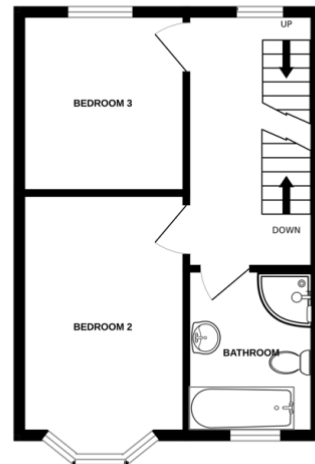
**Games Room/study:**  $5.6 \times 2.7 \text{ m}$  (18'4"  $\times$  8'10")



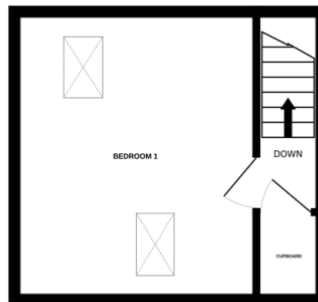
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**SERVICES:**

All mains services. Gas fired central heating. Gas hob.

**VIEWING:**

By appointment through Carré Property Limited.

**APPLIANCES:**

Smeg Electric Oven with Gas Hob, Beko fridge/freezer, Hotpoint tumble drier, integrated dishwasher and washing machine, wine chiller. Vaillant gas fired boiler.

**PLEASE NOTE:**

These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.

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