



Les Quatre Vents

Rue Des Monts
St Sampson

SPACIOUS FAMILY HOME IN SOUGHT AFTER LOCATION

Located on the edge of Delancey Park, *Les Quatre Vents* is a spacious three-bedroom family home with views over the park and sea in the distance. The property offers a **lounge, dining room, kitchen, utility room, three bedrooms**, and a separate **study** or office plus a shower room and bathroom. Large bay windows provide good natural light throughout. Modern smart home controls are installed for lighting and heating, offering added convenience and energy efficiency.

Outside, there is ample **parking** at the front, a block-built **workshop, shed, and summerhouse**, all set within a wrap-around **garden**.

LOCAL MARKET SALE

£815,000

- 3 Bedrooms
- 2 Bathrooms
- Ample Parking
- Workshop, shed & Summerhouse
- On the doorstep of Delancey Park
- Distant sea views

- TRP: 165
- Perry's Ref: 10 D4
- What3Words: tops.become.landings

 3  2  Ample

CARRÉ

PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,
St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

EMAIL: info@carreproperty.co.uk









Rooms:

Ground Floor

Porch:	1.8m x 0.9m (5'11" x 2'11")
Lounge:	4.24m x 3.76m (13'11" x 12'4")
Dining Room:	4.27m x 3.8m (14' x 12'6")
Hallway:	4.26m x 2.12m (14' x 6'11")
Kitchen:	4m x 2.83m (13'1" x 9'3")
Utility:	3.67m x 2.84m (12' x 9'4")

Workshop: 2.76m x 2.1m (9'1" x 6'11")

First Floor

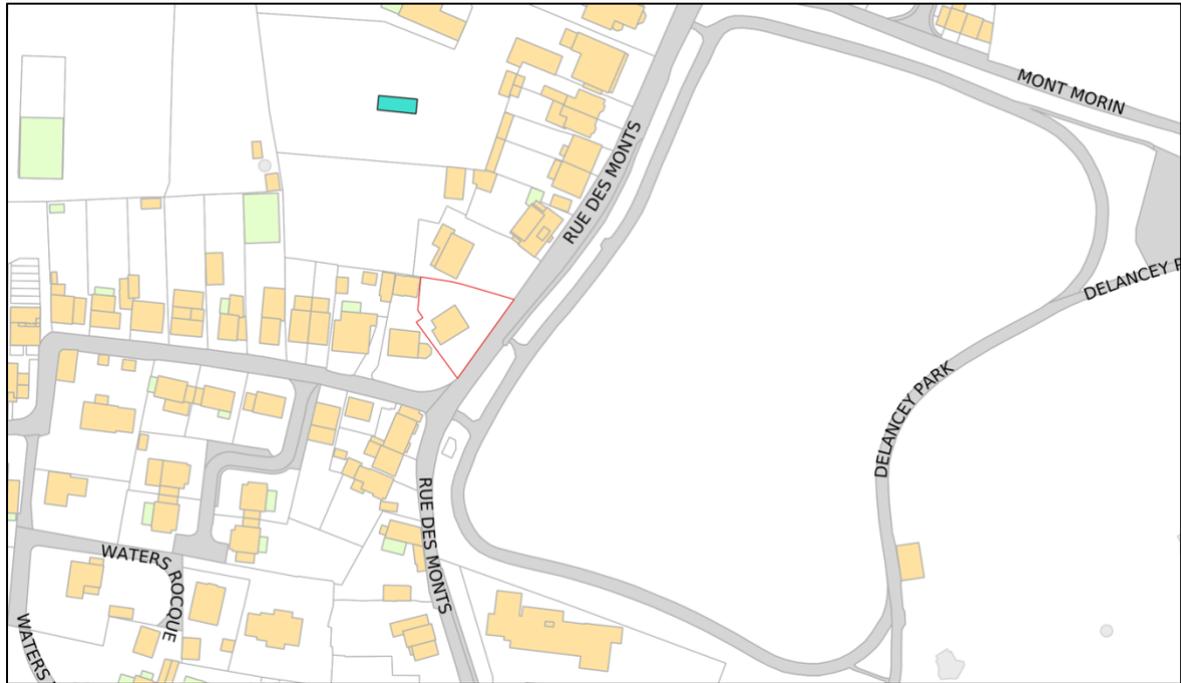
Bedroom 1:	4.23m x 3.34m (13'11" x 10'11")
Bedroom 2:	4.24m x 3.75m (13'11" x 12'4")
Bedroom 3:	3.68m x 2.84m (12'1" x 9'4")
Study:	2.12m x 2.11m (6'11" x 6'11")
Bathroom:	2.82m x 1.92m (9'3" x 6'4")
Shower Room:	1.89m x 1.35m (6'2" x 4'5")

GROUND FLOOR



1ST FLOOR





SERVICES: Mains electricity, water, drainage. Electric boiler central heating.

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Classic Deluxe 110 Range Oven, Samsung washing machine & tumble dryer, Schneider Electronics, Drayton Wiser smart home lighting and heating controls.

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.

CARRÉ
PROPERTY

Carré Property Limited

Residential lettings, property management & select sales.

REGISTERED OFFICE: Les Pointues Rocques, Rue Des Pointues Rocques,

St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

EMAIL: info@carreproperty.co.uk

REGISTERED NUMBER: 50986