

MAWSON COLLINS

PROPERTY SPECIALISTS

£1,800,000



Dire Straits, Basses Capelles Road, St Sampson

Perry's guide reference: 9 G2



- Immaculate Detached House & Wing
- 5 Bedrooms, 4 Baths, Spacious Receptions
- Double Garage, Workshop, Carport & Parking
- Large Garden, Heated Swimming Pool
- Located Within A Quiet Lane
- TRP 531

An impressive property with adjoining wing, positioned within a sizeable plot situated in a quiet lane in the north of the island and within easy reach of the local amenities.

Immaculately presented throughout, the light and spacious accommodation comprises excellent reception space, a stylish kitchen/breakfast room, utility room, four bedrooms, with the primary bedroom suite including a dressing area and en-suite, and two further bathrooms. In addition, the wing, which is self-contained, offers superb accommodation with a lounge, modern kitchen/diner, bedroom, dressing area and en-suite bathroom.

Externally, the property further benefits from an outdoor decked entertaining area with heated swimming pool, surrounded by a lawned garden and bound by mature shrubs and trees providing excellent privacy. A generous double garage, workshop, car port, outdoor shower room and changing rooms completes this fabulous family home.

Ideal for those seeking multi-generational living, internal viewing highly recommended by Mawson Collins Limited.





































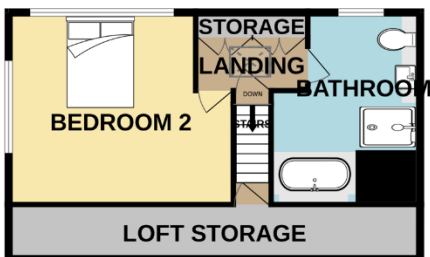




GROUND FLOOR



1ST FLOOR





Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

Miele electric oven, steam oven combination microwave oven and hob

Integrated Miele dishwasher

Maytag American-style fridge/freezer

Integrated Miele undercounter fridge

UTILITY ROOM

Miele tumble dryer

Hotpoint undercounter freezer

Whirlpool washing machine

Room Measurements

MAIN HOUSE

Ground Floor

Entrance Hall	12' 3" x 4' 9" (3.74m x 1.46m)
Stair Lobby	11' 3" x 5' 5" (3.42m x 1.66m)
Hallway	28' 10" x 3' 7" (8.80m x 1.08m)
Dining Room	20' 6" x 11' 9" (6.24m x 3.57m)
Inner Hall/Study Area	11' 9" x 7' 11" (3.59m x 2.41m)
Kitchen	19' 11" x 12' 5" (6.08m x 3.79m)
Lounge	19' 7" x 17' 7" (5.97m x 5.37m)
Side Hall	8' 3" x 4' 4" (2.52m x 1.31m)
Utility Room	7' 11" x 5' 11" (2.41m x 1.81m)

Room Measurements cont.

Double Garage	22' 1" x 19' 11" (6.72m x 6.06m)
Workshop	19' 11" x 9' 8" (6.06m x 2.95m)
Bedroom 3	12' 4" x 8' 1" (3.76m x 2.46m)
Shower Room	8' 4" x 4' 10" (2.55m x 1.47m)
Bedroom 4	12' 2" x 8' 7" (3.71m x 2.61m)
Primary Bedroom Suite	18' 4" x 14' 4" (5.58m x 4.38m)
Ensuite Shower Room	11' 7" x 5' 4" (3.54m x 1.63m)
FIRST FLOOR	
Landing	7' 11" x 5' 7" (2.42m x 1.69m)
Bedroom 2	14' 11" x 12' 6" (4.55m x 3.82m)
Bathroom	14' 8" x 9' 7" (4.47m x 2.93m)
WING	
Entrance Hall	15' 11" x 4' 5" (4.85m x 1.34m)
Lounge	15' 6" x 13' 9" (4.73m x 4.20m)
Kitchen/Diner	12' 7" x 9' 11" (3.84m x 3.01m)
W.C.	4' 9" x 4' 5" (1.45m x 1.35m)
Bedroom	11' 3" x 10' 1" (3.43m x 3.07m)
Dressing Room	8' 8" x 7' 2" (2.63m x 2.19m)
Bathroom	8' 6" x 7' 7" (2.60m x 2.32m)
EXTERIOR	
Car Port	19' 2" x 9' 6" (5.84m x 2.90m)
Swimming Pool	
Shower/W.C.	7' 11" x 6' 3" (2.42m x 1.90m)
Changing Room	10' 10" x 10' 7" (3.30m x 3.23m)
Shed	11' 3" x 7' 7" (3.42m x 2.31m)
Store	7' 6" x 7' 3" (2.28m x 2.21m)



Possession

By arrangement.

Services

Mains water, electricity and drainage.
Combination of oil fired and electric underfloor heating and radiators. uPVC double glazing.

The property is of part single block (fully therma-boarded) part cavity construction.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these 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, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.