



Four bed detached property near to St Ouen's Village



4 Double bedrooms

Near St Ouens Village

South facing garden

Sitting room with real fire

On good bus route

Open plan kitchen/diner

Garage and parking

Constructed in 2008, this fine property is situated in a small cul-de-sac near to St Ouen's village. Fitted throughout with quality fixtures and fittings including Italian stone and wood flooring, underfloor heating and double glazed wooden sash windows.

The property comprises of: entrance hall with a natural stone floor, cloakroom, large sitting room with wooden flooring and a wood burning stove, large kitchen/diner with granite worktop surfaces, integrated appliances and space for an 8 seater table with doors leading to the garden. There is access to the utility room from the kitchen, which in turn, leads to the integral single garage. At first floor level, there are 4 double bedrooms, the master being en-suite, plus a house bathroom and a large attic space. There is a safe enclosed south facing garden, garage and parking for 3 cars.



SERVICES

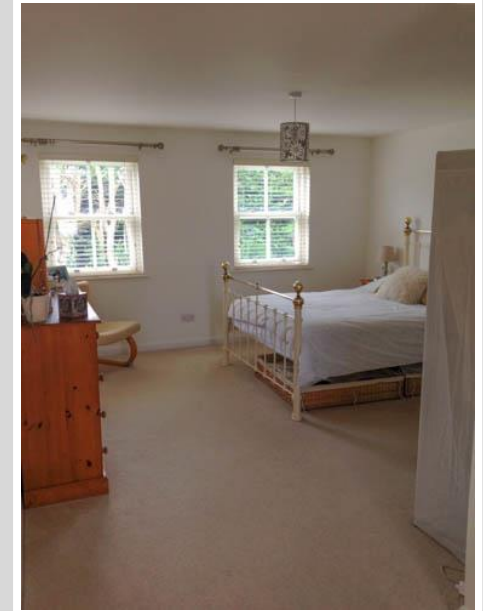
Mains water, mains drains, wet electric underfloor
central heating with radiators on first floor.

Parking: Single garage and parking for 3 additional cars.

Available 3 September 2019 to entitled residents.

The Lessee to be responsible for Occupier Parish Rates,
Water Rates and Jersey Electricity consumption.





Please note there is a connection within Hunt Estates to the owner of this property.

Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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