



Grouville

£925,000

Luxury 5 bedroom family home



5 bedrooms

3 bathrooms

Double garage

Walking distance to beach

Close to amenities in Gorey Village

Well maintained development

Low maintenance patio garden

Quality Bespoke fitted furniture







This spacious family home set over three floors in an exclusive development in the heart of Gorey Village is offered in walk in condition and is perfect for a busy family. Each property on the development has been carefully designed to reflect and complement the idyllic surrounding and is built around the original willow trees on the site. The property is ideally situated overlooking the communal green area offering peace and tranquillity.



The nearby amenities offer something for the whole family with shops and restaurants, Mont Orgueil Castle, the beach and country lanes for walking the dog, The Royal Jersey Golf Course, Queen's Valley reservoir, the village green for the children to burn off their excess energy, supermarket and garage all within either walking distance or a short drive.

In addition to the high specifications the current owners have added bespoke Neville Johnson carpentry in the sitting room and bedrooms and plantation shutters to most windows.

Viewing of this superb home is highly recommended by the vendor's sole agent.





Comprises: Entrance hall, sitting room, well planned quality fitted kitchen with integrated appliances, breakfast bar and wine cooler, conservatory with double doors to the low maintenance garden and a W.C.

On the first floor there are 3 double bedrooms (one en suite) each with fitted furniture, a large storage cupboard/airing cupboard and house bathroom. On the second floor there is the master bedroom with dressing area and en suite bathroom, a further bedroom, and a large storage cupboard. Both bedrooms have a vaulted ceilings.





Exterior: Low maintenance private garden laid with artificial lawn, paved areas and with raised decked area with space for table and chairs to enjoy al fresco eating during the summer evenings.







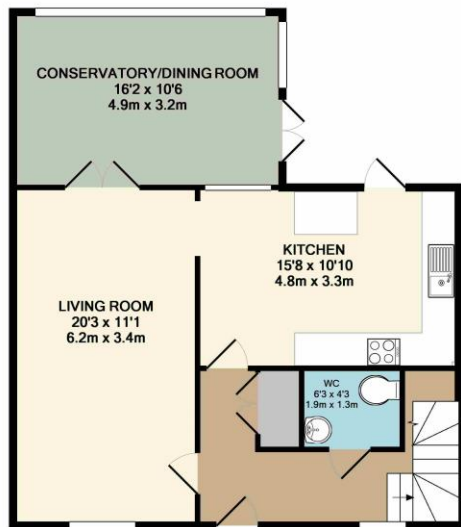
### SERVICES:

Mains drains and water. Electric under floor heating downstairs. Electric radiators upstairs. There is a service charge of £165 per quarter for the maintenance of the communal areas.

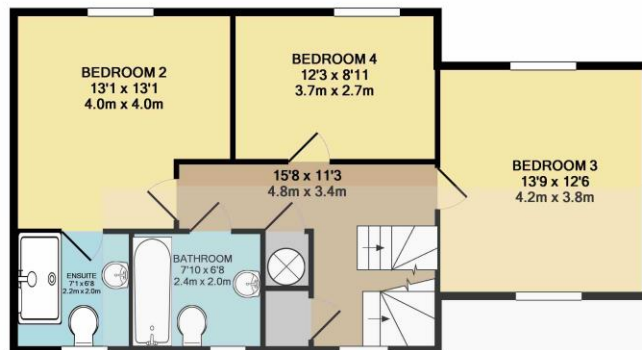
Wired for satellite TV and high speed fibre optic internet.

Parking: Double garage with a wall of storage cupboards and electric roller doors. Two external parking spaces. The development also has ample visitor parking.

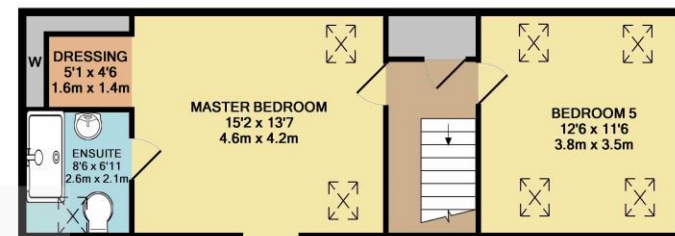
Category & Tenure: Freehold and Entitled



GROUND FLOOR



1ST FLOOR | Hunt Estates



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1647 SQ.FT. (153.1 SQ.M.)

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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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