



St Lawrence

£555,000

2-bedroom mews house in country location



2 double bedrooms

South facing enclosed garden

Open plan living

Eat-in kitchen/diner

Large loft with potential

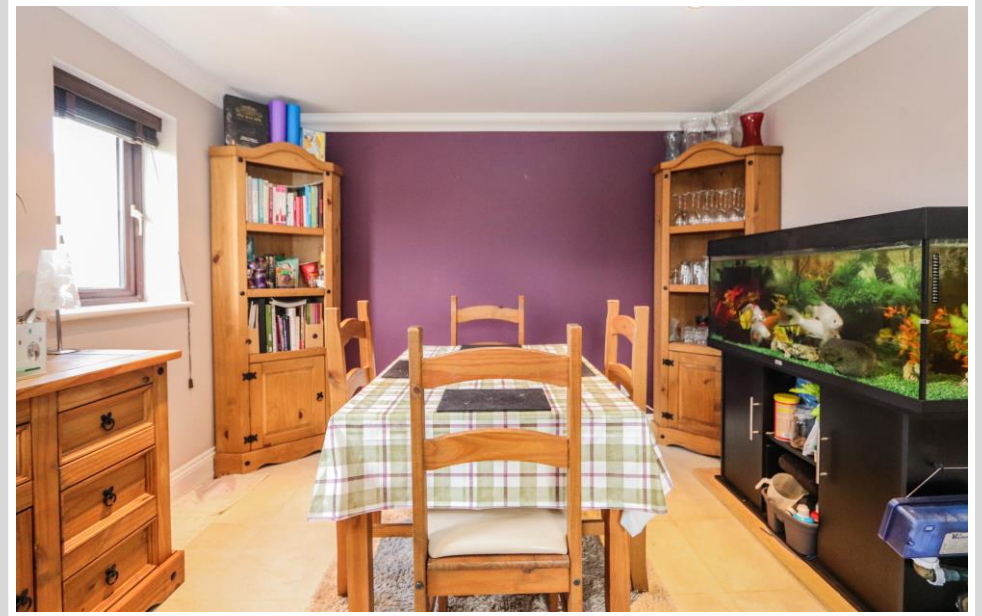
Fantastic storage

1 minute walk from bus stop

Countryside location

Parking for 2 plus visitors





Hunt Estates are pleased to have been appointed sole agent on this 2 double bedroom mews house in a charming development of only 11 properties in the St Lawrence countryside.

Whether it's a step on or up the ladder, downsizing or investing, this house would appeal to many. The modern open plan living area with multi-fuel burning stove and eat-in kitchen/diner would be perfect for entertaining during the winter months.





This delightful home is upside down in its layout with both double bedrooms being downstairs. Storage is not an issue with 2 large storage cupboards plus a floored loft which runs the length of the property and could potentially, subject to necessary permissions, be converted.

It is located a 10-minute drive from town and the nearest bus stop is only a 1-minute walk away.



Comprises: On the entrance floor there is a spacious living room with multi-fuel burner and a large eat-in kitchen/diner.

Downstairs the main bedroom has an en suite shower room, a second double bedroom with access out to the garden, a house bathroom and 2 storage cupboards.

Exterior: Private south facing garden with lawned area plus a gravelled area for BBQs and entertaining.



The development benefits from large communal gardens with lawn and planted borders, shrubs and a central seating area.

The property also benefits from a secure garden shed within the communal grounds.







## SERVICES

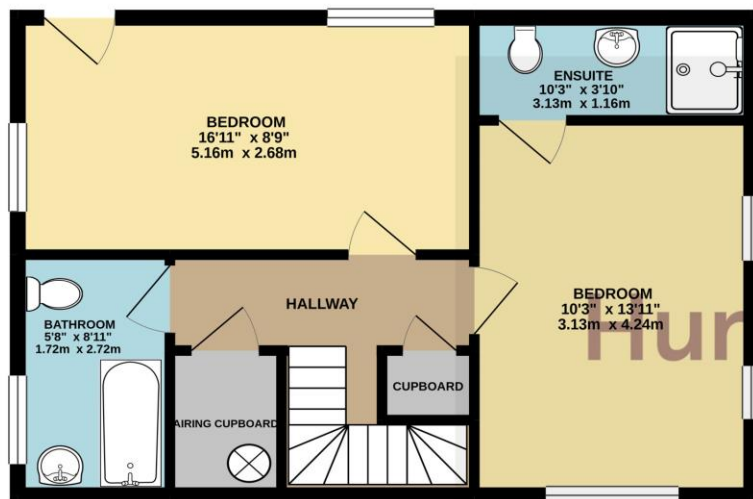
Mains drains and water, fully double glazed, electric storage heating and multi-fuel burner. Wired for satellite TV and fibre optic internet connection.

Parking: Allocated parking for two cars plus visitor parking

Category & Tenure: Entitled and Share Transfer



**GROUND FLOOR**  
482 sq. ft. (44.8 sq. m.) approx.



**1ST FLOOR**  
510 sq. ft. (47.4 sq. m.) approx.



TOTAL FLOOR AREA : 992 sq. ft. (92.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

**Hunt** | Estates



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