

Hunt | Estates



St Brelade
£749,000

Detached House in Desirable Location

Situated in a sought after estate in St Brelade, this detached 3 bedroom property is within easy reach of the beautiful Beauport and St Brelade's Bays. Perfect for family walks with the dog, lazy summer days on the beach and bracing autumnal walks, along the cliff paths.

You also have Corbiere and St Ouen's Bay just a short distance away, ideal for water sport activities and watching those amazing sunsets.

You are close to the supermarket at La Moye, further along, all the amenities of Red Houses and Les Quennevais, and it benefits from being in the catchment for the new Les Quennevais School.



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The property itself is light and bright with large windows and spacious, flexible living accommodation. There is an open plan sitting and dining room with a real fire. The kitchen has a breakfast bar and leads on to a separate utility.

The current owner has extended the property to create an office/garden/playroom which leads on to the decked patio area.

There is a single garage which is currently being used as storage and office space which can be accessed from inside the house.

Upstairs there are 3 bedrooms and potential to create a fourth bedroom over the garage.





Comprising: Entrance porch, entrance hall, sitting/dining room, kitchen, utility, garden room/playroom, shower room, and a garage currently being used as a store/office.

Upstairs there are 3 double bedrooms, all with fitted cupboards, and a house bathroom.

This property offers its new owners to flexibility to create a truly wonderful home that suits their needs and that will grow with their family.



FEATURES

Light and airy with flexible living accommodation

Sitting/dining room with real fire

Separate utility room

Second reception/playroom

3 bedrooms with potential to create a 4th

Raised terrace area

Well planted garden with mature trees

Garden storage and outbuilding

Close to Beauport beach

SERVICES

Mains water and drains

OFCH

Fully double glazed

Dual cavity insulation throughout

PARKING

Single garage (currently used as office/storage)

Driveway parking for 2 cars

Additional parking on the road

CATEGORY AND TENURE

Freehold and Entitled

NOTES

There is potential, subject to planning, to create a 4th bedroom over the garage.





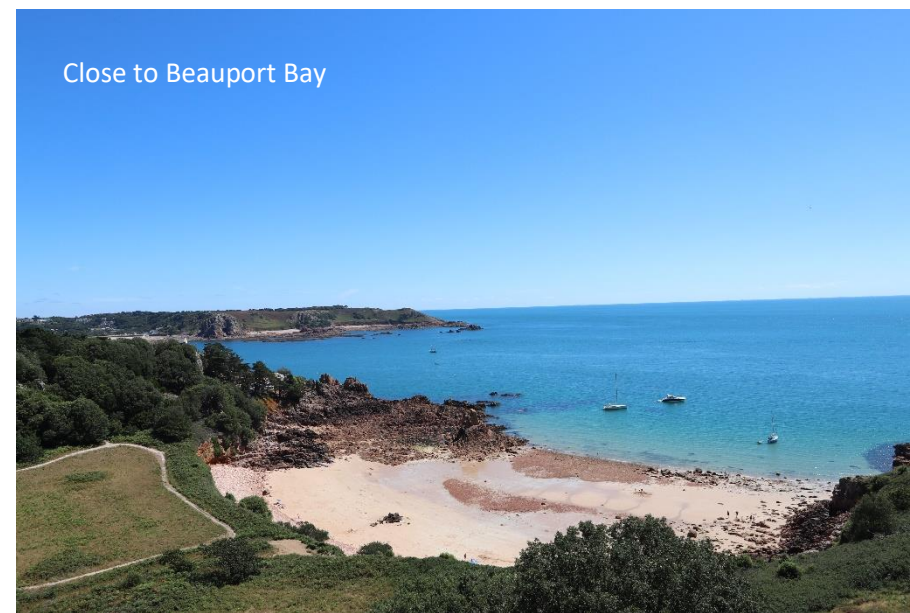
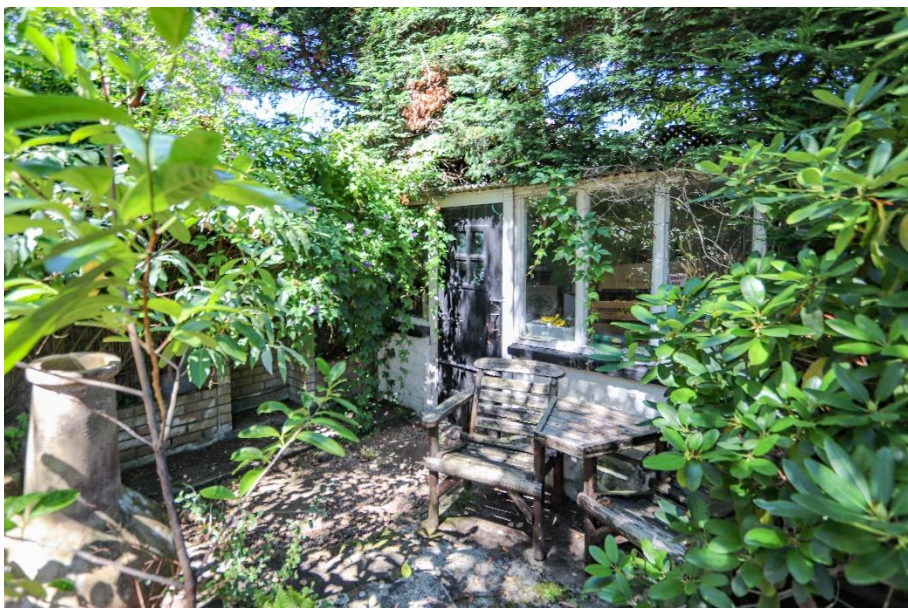


The garden is well planted and has mature trees. In addition to the raised decking area that leads from the property, there is a charming arbour covered with flowering climbers, creating an idyllic spot for lunch and breakfast.

There is also a gardener's outbuilding, that with a little TLC would make a wonderful potting shed, art studio or even a garden pub!

To the front of the property there is a quiet and private garden area, which subject to planning could be turned into additional parking.

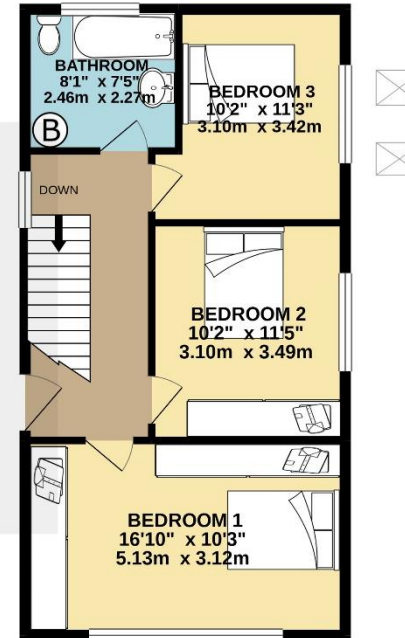




GROUND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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 the property. 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