



## SPACIOUS THREE BEDROOM FAMILY HOME

A spacious, semi-detached, three-bedroom family home which has been fully refurbished to a high standard and is beautifully presented throughout.

Upon entering the property, you are greeted with a bright and airy entrance hall. The vendor's have extended the property to create a fantastic, open plan sitting room/kitchen, which has a beautiful feature fireplace and full length bi-fold doors that lead out to the low maintenance, fully enclosed rear patio garden.

The kitchen is modern and fully fitted with a breakfast bar and there is a separate dining area which can accommodate a dining table to seat 8-10 people. Completing the ground floor is the third double bedroom, a utility room with access through to the single garage and a shower room.

At first floor are two double bedrooms, both of which have fitted wardrobes. The main bedroom is en-suite with a separate bath and shower. There is a south facing bay window which enjoys the last of the sun. A house shower room can also be found at first floor.

Externally, the rear patio garden is the perfect place to entertain family and friends with direct access through to the open plan sitting room/kitchen through bi-fold doors. There is a covered seating area, together with a pizza oven and built in BBQ. It is also plumbed for a hot tub. Being fully enclosed, it is safe for children and pets.

The property is located in an ideal location close to local amenities, including Marks and Spencer's, Waitrose and Roberts garage, schools and on a fantastic bus route. The beach is also only a few minutes' walk. For those that work in St Helier town centre it is also only approx. a 10 minutes' drive.

The property is in exceptional condition and is immaculately presented throughout. It is a credit to the current owners.

This wonderful property is now ready for a new family to call home and viewings are not to be missed.



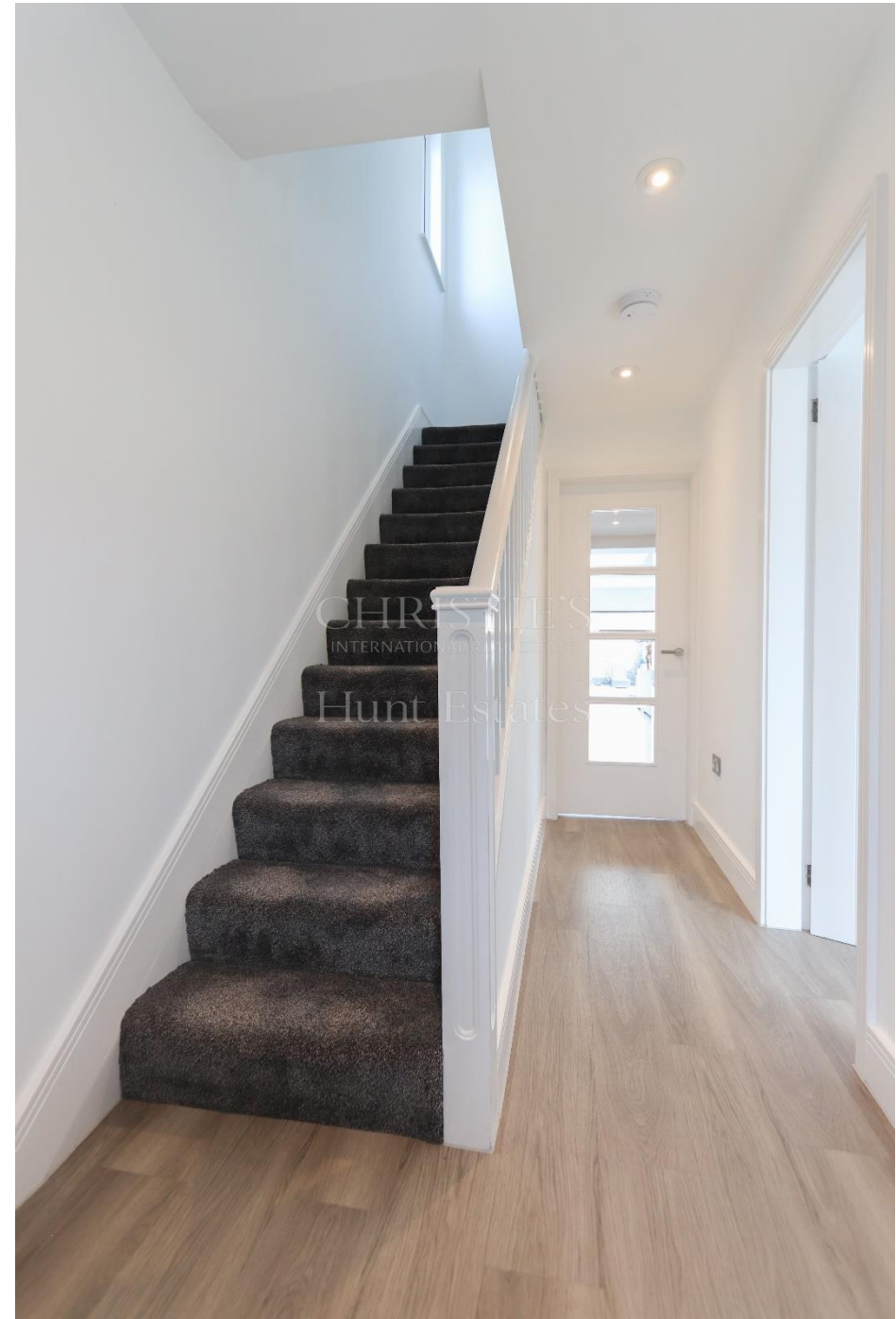
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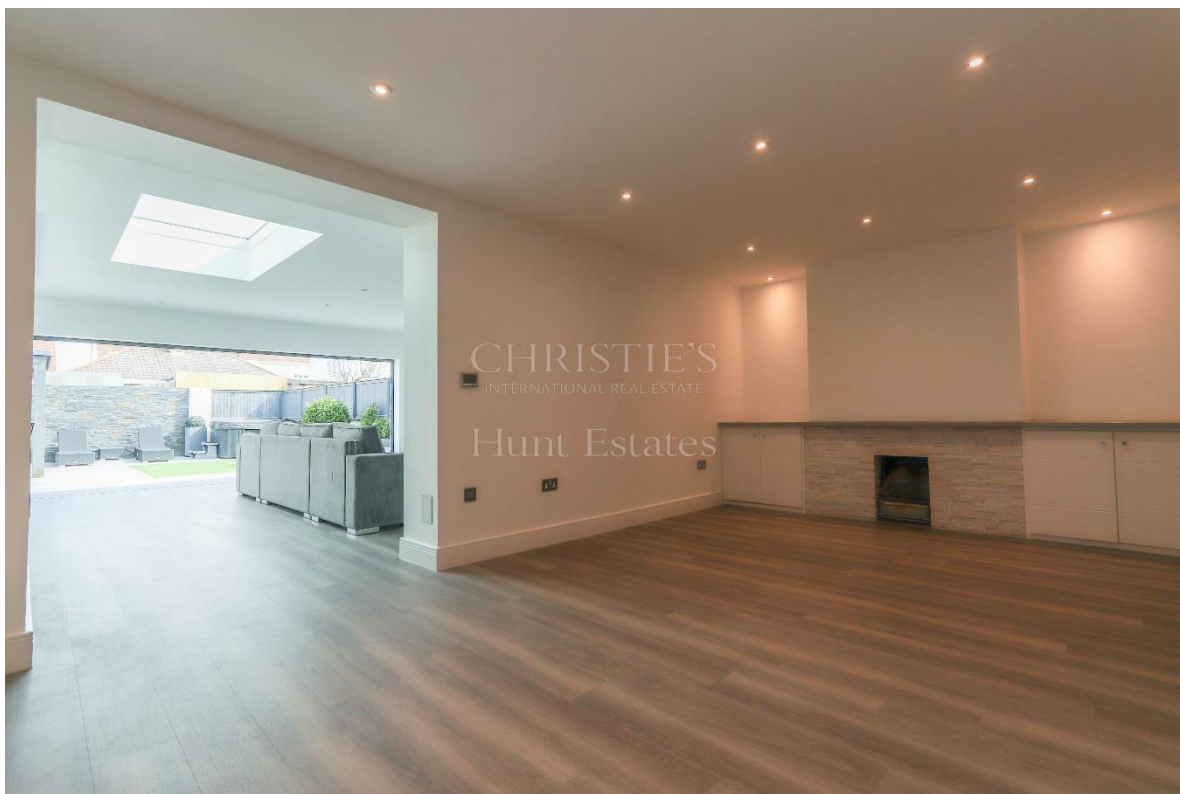
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## FEATURES

- Spacious semi-detached family home
- Three double bedrooms, three bath/shower rooms
- Open plan kitchen/sitting room with feature fireplace
- Fully refurbished throughout to a high standard
- Immaculately presented
- Low maintenance, fully enclosed patio garden
- Ideally located close to amenities, schools, and the beach

## INFORMATION

- Main water and drains
- Electric underfloor heating throughout
- Double glazed
- Plumbed and space for a hot tub
- Single garage with electric up and over door
- Parking for 2 cars
- Parish rate for 2023 were £410
- Freehold and Entitled/Licensed

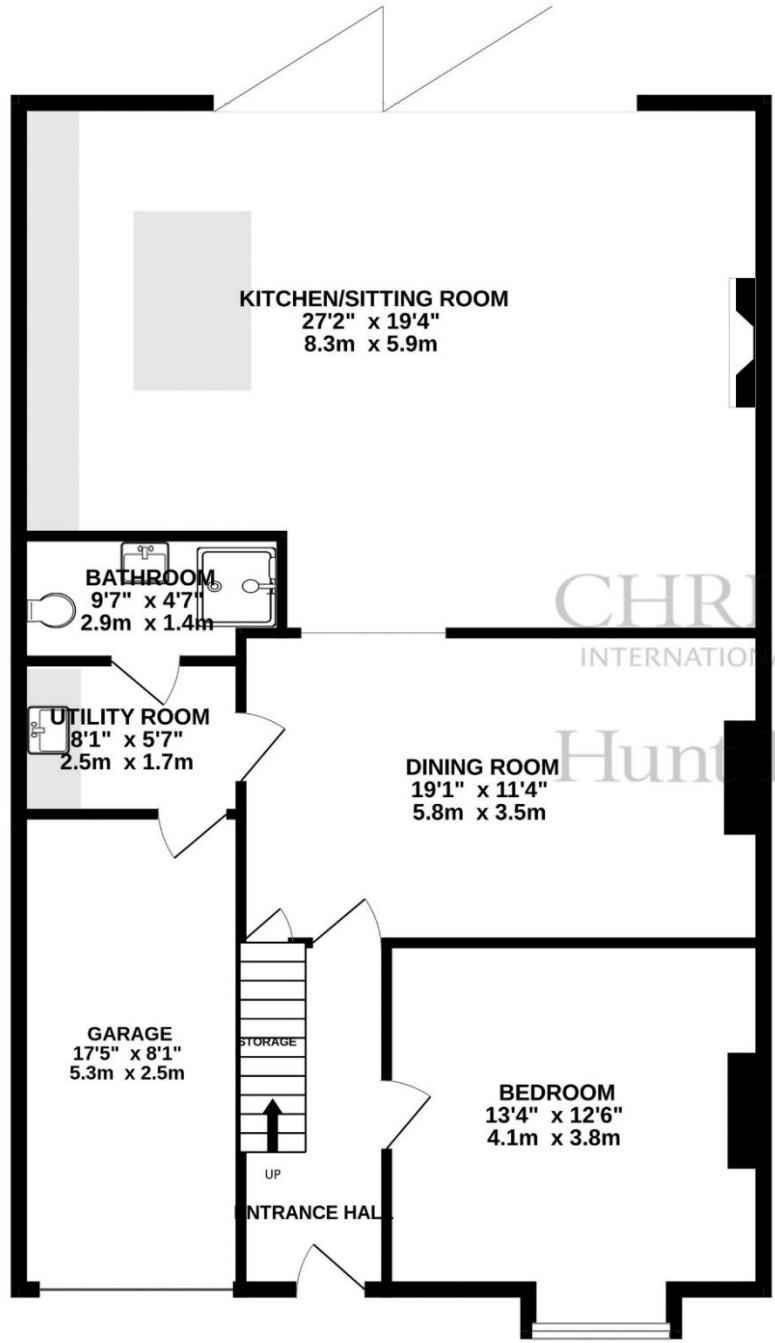


Sarah Gallichan  
Property Negotiator

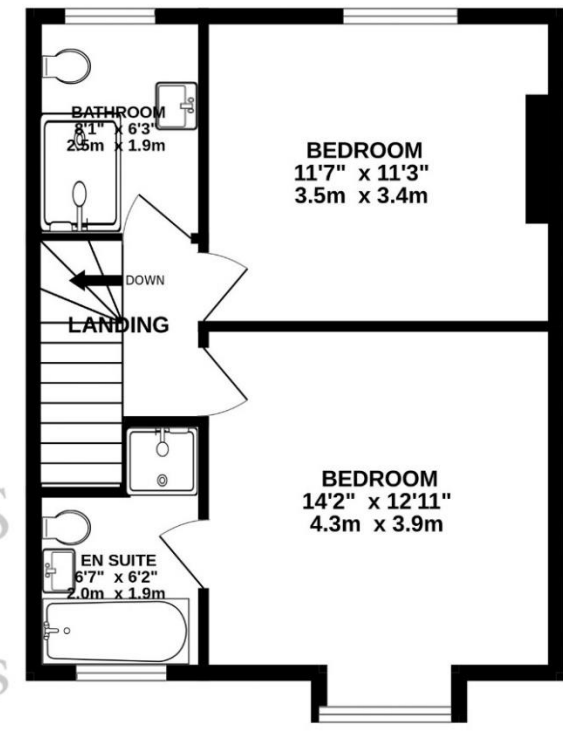
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GROUND FLOOR  
1173 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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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