





## DETACHED MODERN FAMILY HOME

This delightful modern build detached family home is situated off a “Green lane” in the heart of St. Ouen’s village near the Parish Hall and close to all the local amenities.

The property was built to the current owners’ specification in 2003 and offers a layout that flows particularly well.

The ground floor comprises, entrance hall, sitting room with an open fireplace, double French doors leading to the garden, glazed doors leading to the dining area and open plan kitchen. There is also a shower room, large utility cupboard and study/snug.

The first floor comprises, three bedrooms, an en-suite that serves the primary bedroom and a family bathroom.

Externally there is private driveway parking for six cars, a safe enclosed garden with a stone patio area, raised decked terrace, BBQ area and a garden shed.

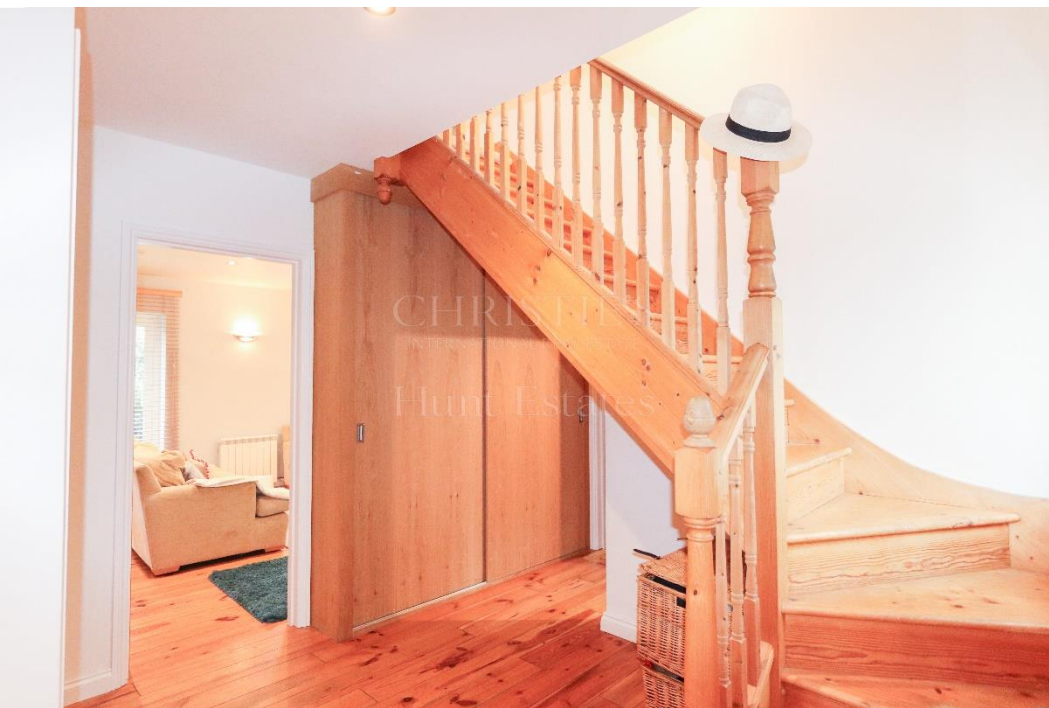
The property is offered with No Onward Chain.

































## FEATURES

- Delightful, detached family home
- Three bedrooms and study
- Three bathrooms
- Enclosed garden and sun trap terrace
- Village location
- Large open plan kitchen and dining room
- Separate sitting room

## INFORMATION

- Mains drains and water
- Oil fired central heating
- Double glazing
- Driveway parking for 6 cars
- Parish rates for 2022 £491.92
- Freehold and Entitled/Licensed



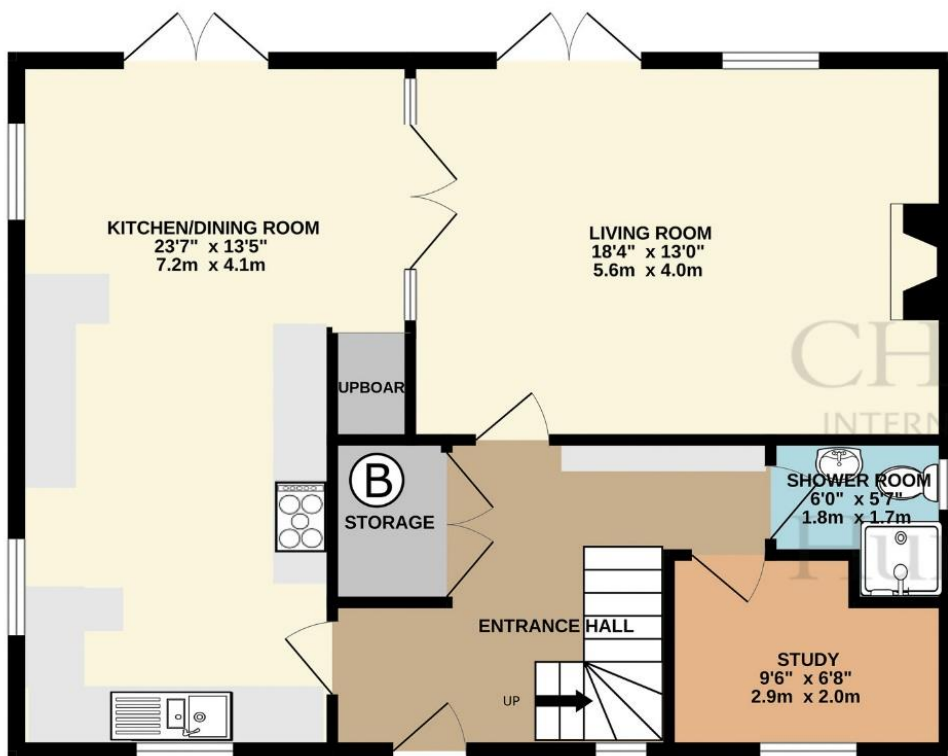
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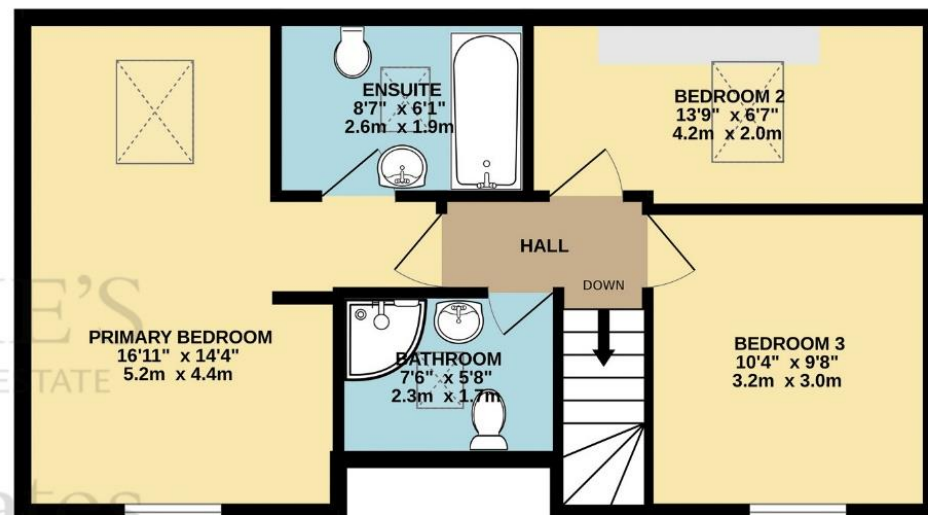
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GROUND FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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