



DELIGHTFUL DETACHED FAMILY HOME

Welcome to this impeccably maintained detached property, thoughtfully upgraded by the current owners to a remarkably high modern standard. It's conveniently positioned just a stone's throw away from Green Island and a short stroll from the beach and the local shop in the popular parish of St. Clement.

The house features three generously proportioned bedrooms, a family bathroom, and an additional practical shower room with a utility area.

The kitchen has been beautifully designed with oak-style work surfaces and both high- and low-level cabinets, seamlessly connecting to an open-plan dining area with access to the garden.

For relaxation, there's a spacious and separate sitting room, providing an ideal space for family gatherings.

Plans have been approved, and work has already commenced on a first-floor extension, which will include two bedrooms, with the primary bedroom benefiting from an en suite bathroom.

The large, enclosed garden offers ample space for a young family to enjoy, complete with a delightful al fresco patio area.

Parking is convenient with a private driveway that accommodates 4 to 5 cars and benefits from its location on the No. 1 bus route to St. Helier and Gorey.

























FEATURES

- Green Island location
- Three-bedroom family home
- Plans passed for fourth bedroom with en suite bathroom
- Large house bathroom/separate shower room
- Open plan modern kitchen/dining area
- Separate sitting room
- Enclosed sunny garden with al fresco patio area

INFORMATION

- Mains drains and water
- Double glazed
- Electric heating
- Underfloor heating downstairs
- Plans passed for loft extension
- Driveway parking for 4/5 cars
- Parish rates for 2023 were £402
- Freehold and Entitled/Licensed

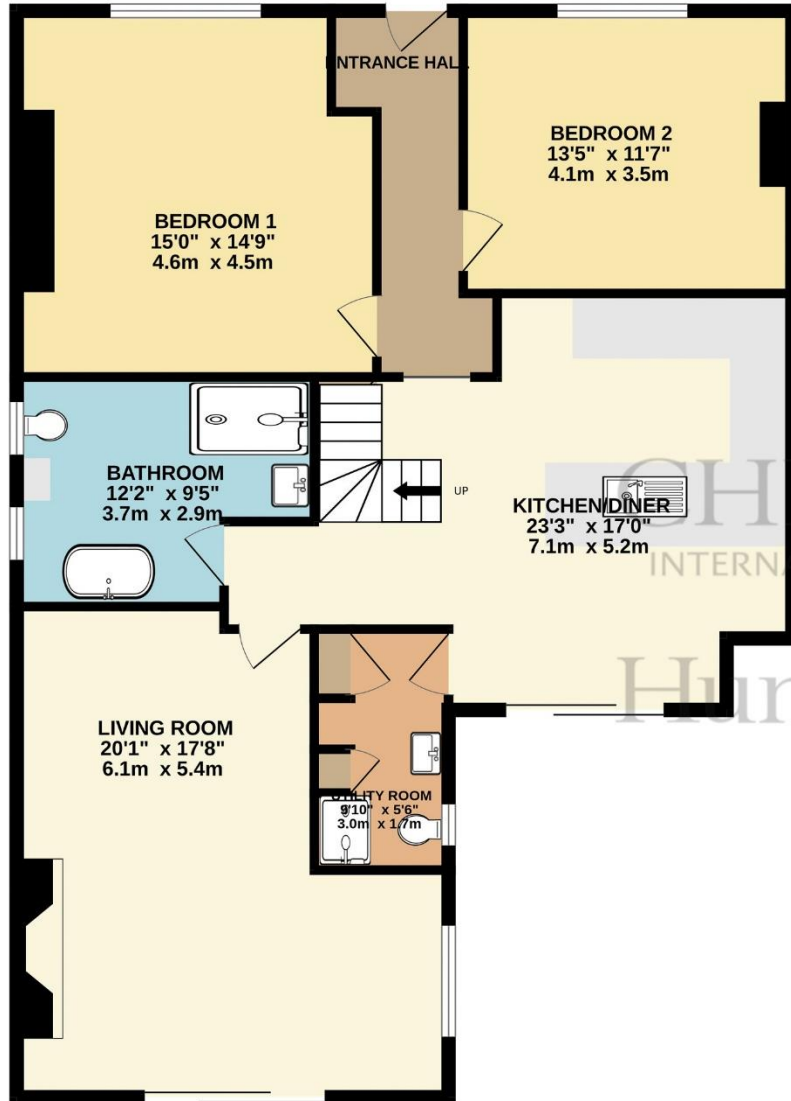


David Voak MNAEA
Property Negotiator

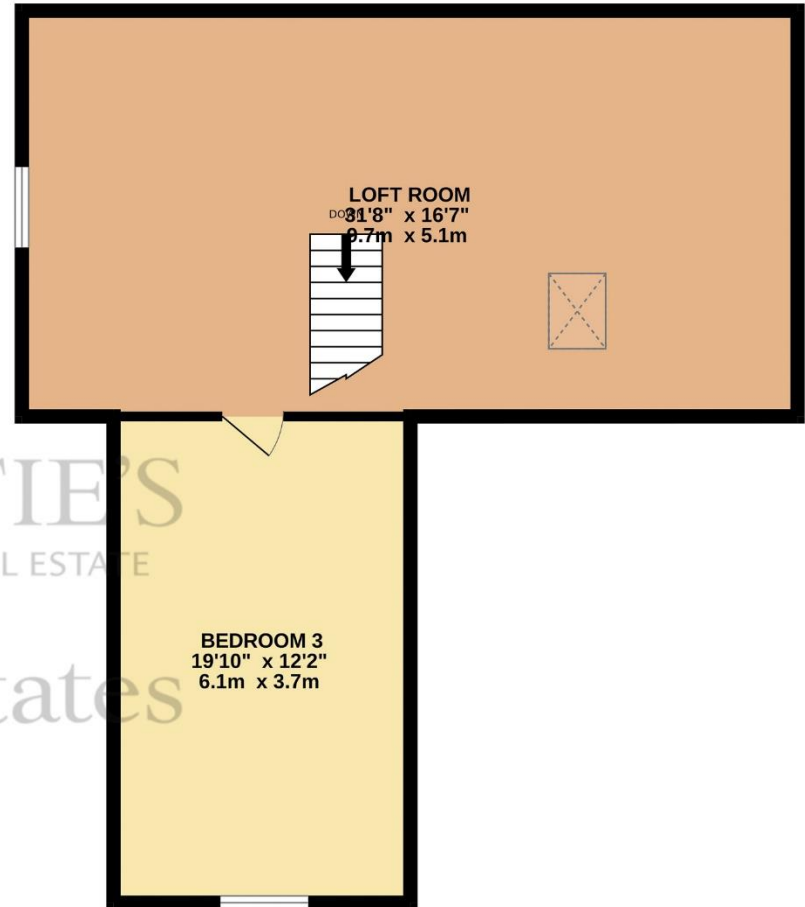
david@huntestates.com
T +44 (0)7797 725621
www.huntestates.com
9 New Street, St Helier,
Jersey, JE2 3RA

CHRISTIE'S | Hunt Estates
INTERNATIONAL REAL ESTATE

GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 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.
Made with Metropix ©2023

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.



CHRISTIE'S | Hunt Estates

INTERNATIONAL REAL ESTATE

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | www.huntestates.com | enquiries@huntestates.com

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.