



Hunt Estates

Charming four-bedroom granite home
Grouville, Jersey

CHARMING FOUR BEDROOM GRANITE HOME

A charming granite home, with approx. 1,600 square foot or living space, featuring four bedrooms and two bathrooms. As you enter, a spacious hallway invites you into the heart of the home, where the sitting room takes centre stage. With its cozy wood burner and double doors leading to the terrace, this inviting space is flooded with natural light, creating a warm and welcoming atmosphere.

The modern and stylish kitchen/diner is perfect for family gatherings and everyday meals. Adjacent to the kitchen, a utility room/boot room provides convenient access to the parking area, while a cloakroom on the ground floor adds to the home's convenience.

For those who work from home or need an extra space to study, an office nook offers stunning views across the parish. The primary bedroom comes complete with an en-suite bathroom while the family bathroom serves the additional three bedrooms with ease.

Outside, the low-maintenance garden allows you to enjoy your outdoor space without the hassle of extensive upkeep. The property also features parking for three vehicles, making it convenient for families or guests.

Located on a prime bus route, this home offers excellent connectivity to local amenities and nearby schools, making it an ideal choice for family living.





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FEATURES

- Granite house
- 4 bedrooms and 2 bathrooms
- Low maintenance garden
- Walk in condition
- On a good bus route
- Approx 1,600 sq ft of living space
- No onward chain

INFORMATION

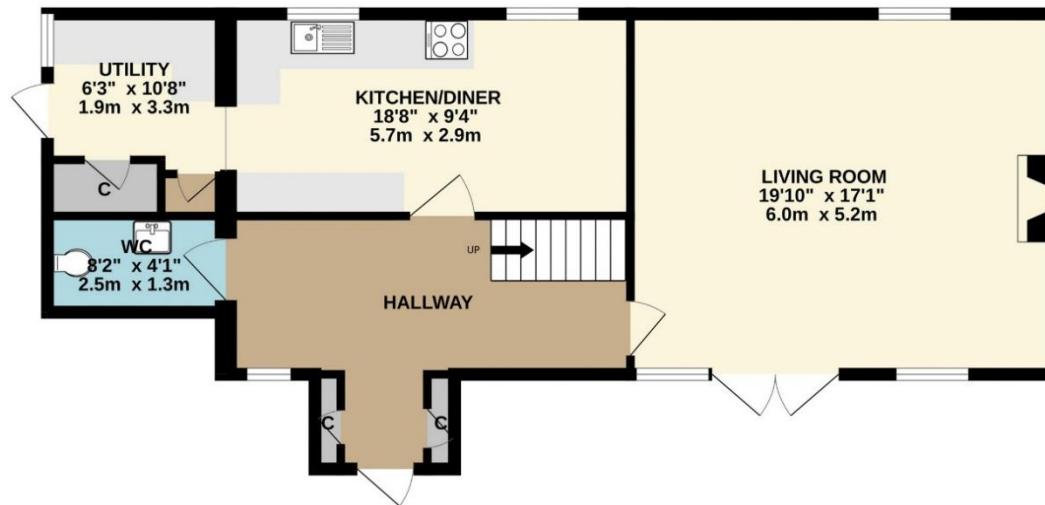
- Mains drains
- Borehole water
- Oil fired central heating
- Double glazed
- Boiler and water tank only 6 years old
- Parking for 2 cars
- Parish Rates for 2024 were £624.40
- Freehold and Entitled/Licensed



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GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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