

BON AIR



5

BEDROOMS

4

BATHROOMS

2,034

SQ FT

£1,145,000 LOCAL MARKET, ST. MARTIN

Bon Air is an immaculately presented, modern family home located at the beginning of a quiet clos in the parish of St. Martin and within easy walking distance of the stunning South coast cliff walks, nearby schools, shops and the local amenities of St. Martin's village. Extended in previous years, this immaculate home offers lots of natural light and has a fabulous outlook over the rear neighbouring field, as well as distant sea views from the first floor. The ground floor comprises entrance hall with cloak/boot room, bedroom two with en-suite shower room, stunning open plan kitchen/dining room with bi-folding doors to rear garden, large sitting room with fire, bathroom and further bedroom five/study. The first floor has primary bedroom with Juliet balcony, en-suite shower room, family bathroom and two further bedrooms (one with separate playroom). Externally, there is a lovely rear garden and there is parking to the front for multiple vehicles. A fabulous property worthy of closer...



LIVINGROOM
The Channel Island Estate Agent



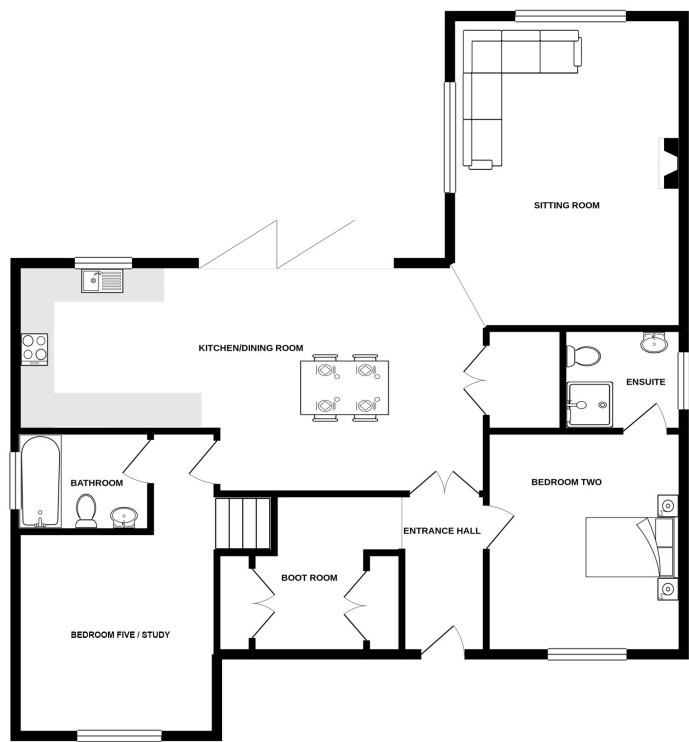




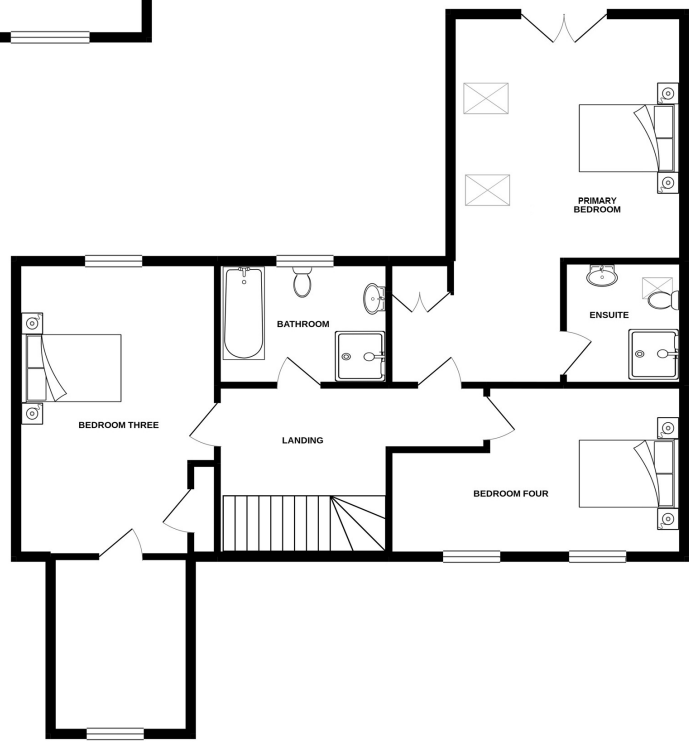




GROUND FLOOR
1107 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 2034 sq.ft. (188.9 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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GROUND FLOOR

Entrance hall	8'1 x 4'10
Cloak/boot room	9'6 x 8'1
Bedroom two	10'8 x 10'2
En-suite shower room	6'11 x 5'11
Kitchen/dining room	27'1 x 12'10
Sitting room	17'11 x 13'5
Bathroom	7'9 x 5'9
Study/bedroom five	12'7 x 11'1

FIRST FLOOR

Landing	
Primary bedroom	15'1 x 13'2
En-suite shower room	7'1 x 7'0
Bedroom three	17'0 x 10'6
Bedroom four	16'9 x 10'0
Family bathroom	9'10 x 7'2

KEY FACTS

Modern family home
 Located at Jerbourg
 Renovated and in walk-in condition
 Superb open plan living space and storage
 Garden and parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Underfloor electric heating on first floor
 Oil fired wet underfloor heating on ground floor

APPLIANCES

Rangemaster oven
 Rangemaster combi microwave oven
 Hotpoint hob and Elica extractor unit
 Indesit fridge and freezer
 Miele dishwasher
 Miele washing machine
 Miele tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

St Martin's Primary School
 Les Beaucamps High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£1,145,000



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