

MAISON DES VAUX DOUX



4

BEDROOMS

2

BATHROOMS

£4,200 ST. BRELADE

ENTITLED/LICENSED. Livingroom is delighted to introduce this spacious and secluded family home surrounded by extensive gardens and accessed via a private driveway, shared with just one other property. The ground floor comprises; an entrance hall, sitting/dining room, cloakroom, kitchen/breakfast room, utility, integral double garage and wine room. There are four double bedrooms on the first floor (with a primary bedroom En-suite) three with sea views, balcony access from three of the bedrooms, a fifth bedroom/study, a house bathroom and a separate cloakroom. Externally, the surrounding large gardens include a good size fenced lawn area, established fruit trees, a greenhouse, potting shed, a paved terrace and driveway parking for several vehicles. Landlord contribution to garden maintenance. Just a short stroll from the beach on one of Jersey's finest coastlines and on a good bus route, this is an opportunity not to be missed. Available end of June.

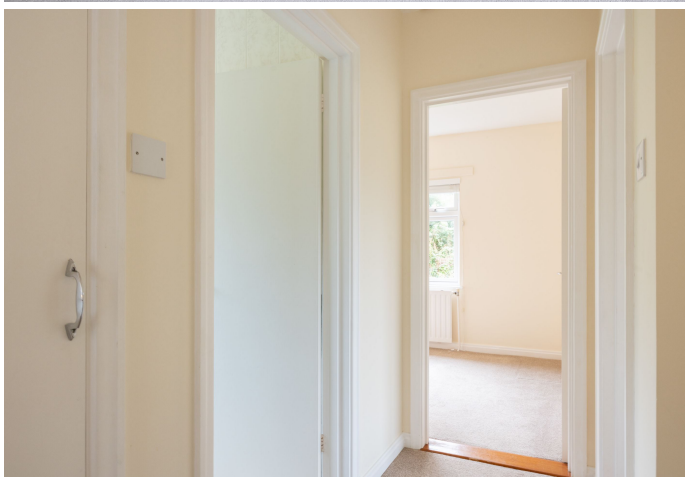


LIVINGROOM
The Channel Island Estate Agent













GROUND FLOOR

Entrance hall	12' x 9'1
Sitting/dining room	23'11 x 23'3
Kitchen/breakfast room	18'3 x 10'10
Utility room	17'11 x 7'6
Integral double garage	17'4 x 16'9
Wine store room	5'10 x 5'5
Cloakroom	6'5 x 3'3

FIRST FLOOR

Primary bedroom	17'1 x 15'1
En-suite bathroom	8'10 x 8'9
Cloakroom	8'3 x 3'4
Bedroom two	19'10 x 11'8
Bedroom three	14' x 11'12
House Bathroom	8'4 x 8'4
Bedroom four	12'2 x 7'8
Bedroom five/study	8'8 x 7'9

KEY FACTS

Secluded family home
Close to the beach at Petit Port and on a good bus route
Distant sea views from the first floor
Double garage and ample driveway parking
Extensive surrounding gardens with mature fruit trees and shrubs
Balcony access from two of the bedrooms
Pets considered
Landlord contribution to garden maintenance
Available end of June
ENTITLED/LICENSED

SERVICES

Mains drainage and water

HEATING

Oil fired central heating

APPLIANCES

AEG electric oven
AEG hob and extractor
Neff microwave
Bosch dishwasher
Blomberg fridge/freezer
Zanussi washing machine

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

La Moye
Les Quennevais

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.

£4,200



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