

CLOS TRANQUIL



4

BEDROOMS

3

BATHROOMS

2,322

SQ FT

£5,500 ST. BRELADE

ENTITLED/LICENSED This elevated residence is located at the top of La Rue du Croquet overlooking St. Aubin's Bay and just a short walk to shops, restaurants and the beautiful beaches the West of the island has to offer. Set out over three floors this property has a huge amount of character and original features. The top floor provides two bedrooms and a shower room, with a further one bedroom, study and bathroom on the ground floor with the lower ground level comprising a sitting, dining room, utility, shower room, and kitchen with a built-in dining area which leads into a lovely family reception room with a fourth bedroom above. All rooms benefit from the stunning sea views Clos Tranquil has to offer. Externally, you will find a well-maintained lawn-to-lawn garden and patio areas for you to enjoy the beautiful outlook. Available immediately.



LIVINGROOM

The Channel Island Estate Agent











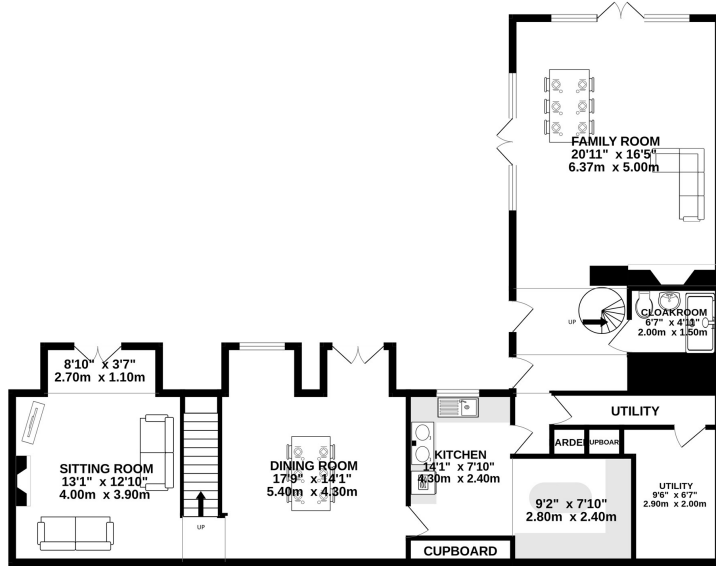




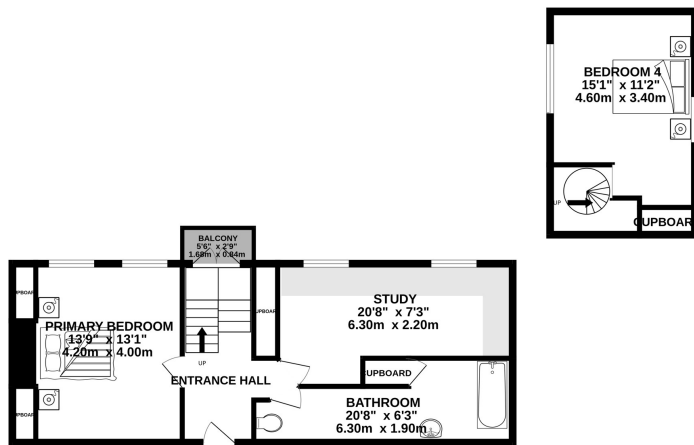




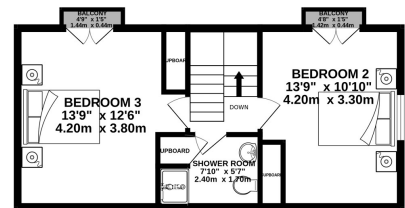
GROUND FLOOR
1201 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



SECOND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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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Entrance hall	
House bathroom	19'0 x 6'3
Study	17'11 x 8'9
Bedroom one	13'6 x 13'11
Bedroom two	13'2 x 10'8
Bedroom three	13'7 x 13'2
Shower room	5'8 x 5'3
Sitting/dining room	30'6 x 16'5
Kitchen/dining room	18'9 x 12'11
Pantry	
Shower room	6'6 x 4'10
Utility	14'6 x 10'7
Orangery	28'9 x 16'2
Bedroom four	15'0 x 11'0

KEY FACTS

Three double bedrooms with sea views
Elevated views across St. Aubins bay
Laid to lawn South-facing garden
Single garage
Available immediately
ENTITLED/LICENSED

SERVICES

All main drains and water

HEATING

Oil-fired central heating

APPLIANCES

Bloomberg double oven
Whirlpool fridge/freezer
Bosch dishwasher
Washing machine

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

Mont Nicolle
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.

£5,500



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