

WINDERMERE, LA MIELLE CLEMENT

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

2,692

SQ FT

0.2

ACRES

POA ST. BRELADE

This detached family home in St. Brelade is a spacious and versatile property, offering a range of accommodation options. The property boasts an entrance hall, a sitting room, an open-plan kitchen/dining/snug area, and a boot room. Additionally, there is a versatile reception room that can be used as a snug, study, playroom, or fifth bedroom. On the ground floor, a large swimming pool is located within a separate wing, offering an excellent space for relaxation and exercise. The wing also provides access to the utility room, shower room, and single oversized garage. The swimming pool underwent a full refurbishment in late 2022, and the electrics were upgraded to a new Three Phase system to support the new boiler and Air Source Heat Pump. The upper floor of the property comprises four double bedrooms, two of which have dressing areas, and a house bathroom. The property has a secure and private garden, offering an ideal space for families to spend time together. This property is...



LIVINGROOM

The Channel Island Estate Agent



















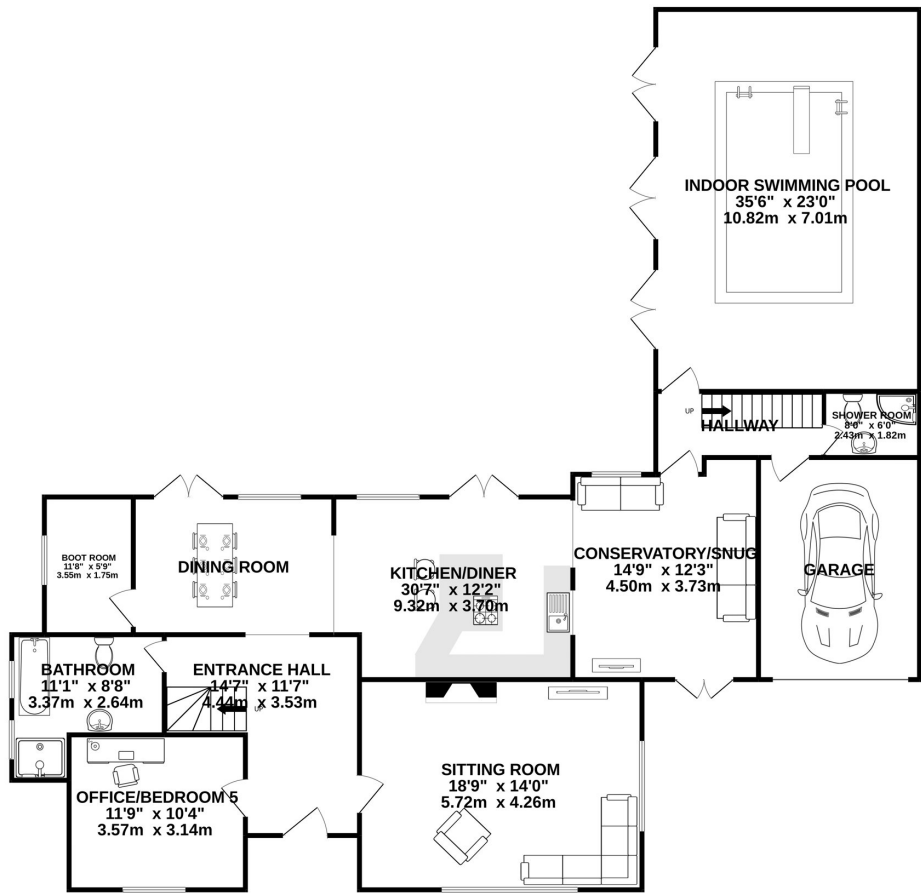




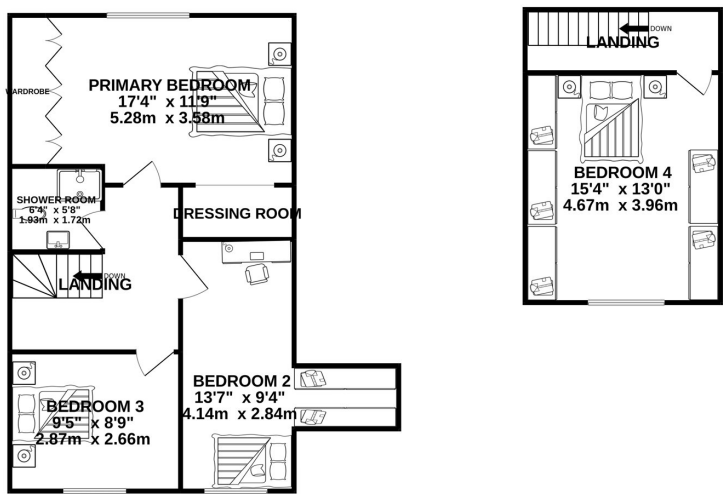




GROUND FLOOR
1812 sq.ft. (168.3 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2692 sq.ft. (250.1 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.

GROUND FLOOR

Entrance Hall	11'7 x 14'7
Sitting Room	18'9 x 14'0
Office/Bedroom 5	11'9 x 10'4
Bathroom	8'8 x 11'1
Dining Room	13'4 x 9'2
Boot Room	11'8 x 5'9
Kitchen/Diner	12'2 x 30'7
Conservatory/Snug	12'3 x 14'9
Hallway	11'2 x 5'6
Shower Room	8'0 x 6'0
Garage	10'8 x 14'9
Indoor Swimming Pool	35'6 x 23'0

FIRST FLOOR

Landing	11'4 x 11'1
Primary Bedroom	11'9 x 17'4
Dressing Room	7'7 x 3'7
Shower Room	5'8 x 6'4
Bedroom Two	13'7 x 9'4
Bedroom Three	8'9 x 9'5
Bedroom Four	15'4 x 13'0

KEY FACTS

Open plan, kitchen / dining / snug area
Situating next to the railway walk
Short walk to all local amenities
Wing with large indoor pool
Oversized single garage
Large dormer bungalow
Generous parking
Approx 2700sqft

SERVICES

Mains drains and water

HEATING

Electric underfloor heating (downstairs)
Newly installed Three Phase E20+ including boiler and additional underfloor heating
Newly installed Air Source Heat Pump to support fully refurbished swimming pool
Mains gas for range cooker

PARKING

Private parking for 6 cars includes garage

INCLUSIONS

As per inventory

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.

POA



LIVINGROOM
The Channel Island Estate Agent