

LE VESCONTE HOUSE



3

BEDROOMS

2

BATHROOMS

1,687

SQ FT

0.1

ACRES

£1,125,000 ST. OUEN

FREEHOLD: This brand-new high-quality home is located in the heart of St. Ouen's Village and offers a range of features and amenities including the local bar/restaurant, the park, shops and regular bus route. The property is completed to the highest standard, featuring quality fixtures and fittings throughout. The ground floor comprises a stylish cloakroom and an open-plan lounge/kitchen/dining room. The modern deVOL kitchen is equipped with a beautiful marble effect stone worktop and integrated Miele appliances. There is also a garden room with a vaulted ceiling, which can be accessed three steps from the lounge/kitchen/dining room. The garden room opens onto the spacious enclosed garden through double French doors. The property features tiling by Artizans of Devizes, adding a touch of quality. Paladine electric radiators are also installed throughout the property. The first floor accommodates two double bedrooms. The main bedroom has a contemporary en-suite bathroom, and there is...



LIVINGROOM

The Channel Island Estate Agent



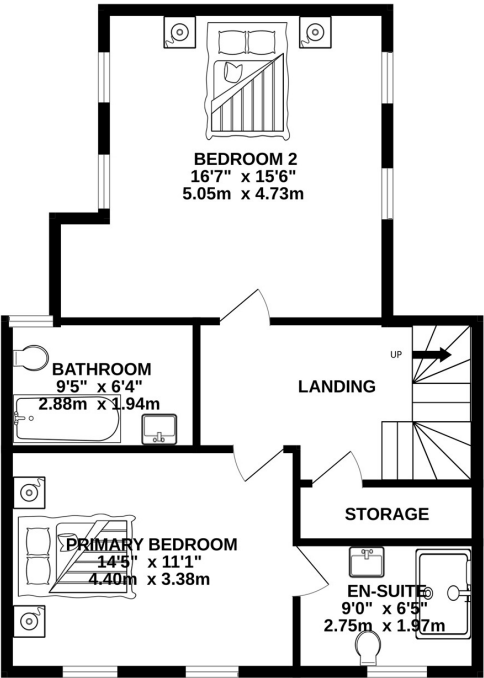




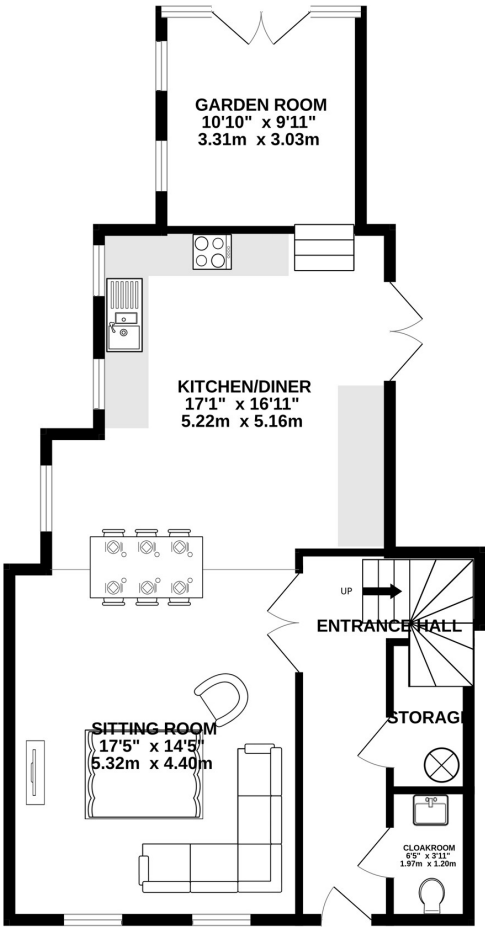




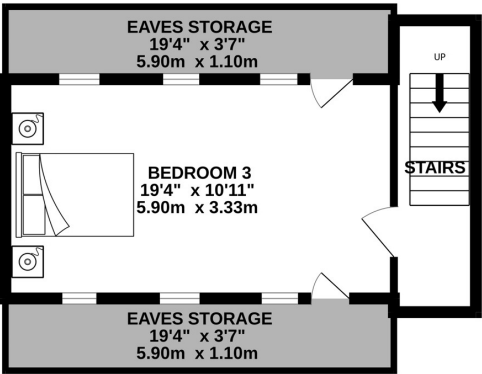
1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



GROUND FLOOR
776 sq.ft. (72.0 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 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.

GROUND FLOOR

Entrance Hall	9'0 x 18'4
Cloakroom	3'11 x 6'5
Sitting Room	14'5 x 17'5
Kitchen/Diner	17'1 x 16'11
Garden Room	9'11 x 10'10

FIRST FLOOR

Landing	14'0 x 8'1
Primary Bedroom	14'5 x 11'1
En-suite	9'0 x 6'5
Bedroom Two	16'7 x 15'6
Bathroom	9'5 x 6'4

SECOND FLOOR

Stairs	4'1 x 14'6
Bedroom Three	19'4 x 10'10

KEY FACTS

Brand new build family home
In the heart of St. Ouen's village
High quality finishes throughout
Large secure garden
Open plan kitchen / living / dining space
Short walk to all amenities including, local bar restaurant, shops, and bus stop
Garden room with double doors onto rear outside space

Available immediately

FREEHOLD

SERVICES

Mains drains and water

HEATING

Electric radiators throughout

APPLIANCES

Miele appliances

PARKING

Parking available for 3-5 vehicles
Electric car charging point available

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Les Landes

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.

£1,125,000



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