MAISON DES VAUX DOUX







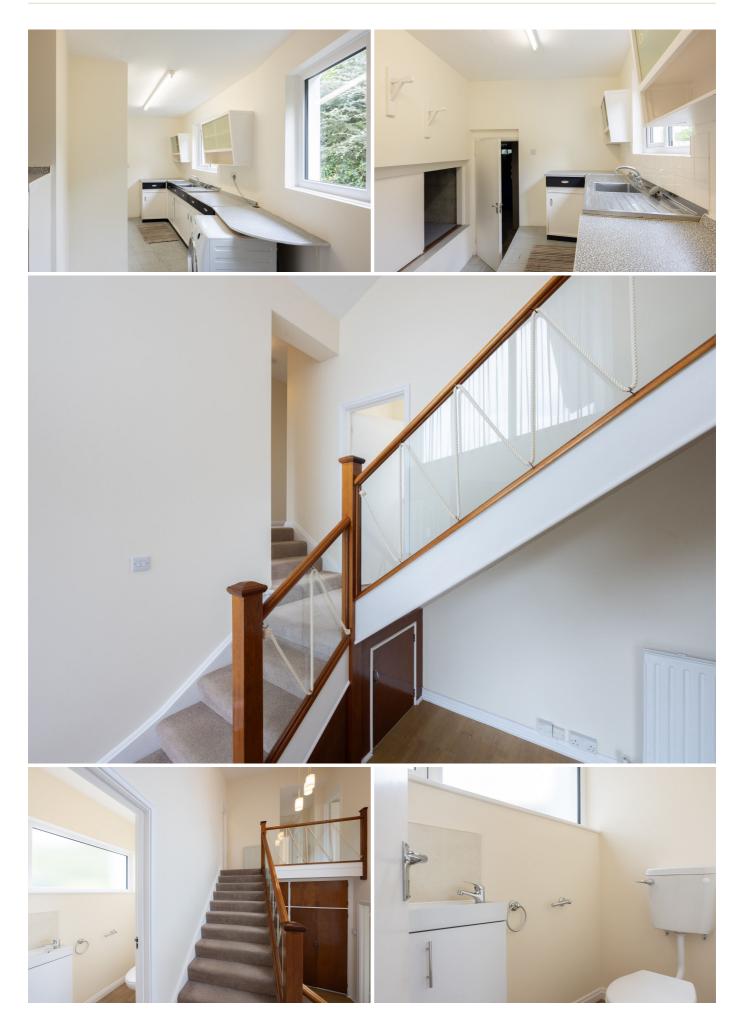
\pm 4,200 **ST. BRELADE**

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. 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.















GROUND FLOOR

12' x 9'1
23'11 x 23'3
18'3 x 10'10
17'11 x 7'6
17'4 x 16'9
5′10 x 5′5
6′5 x 3′3
17'1 x 15'1
8′10 x 8′9
8'3 x 3'4
19'10 x 11'8
14' x 11'12
8'4 x 8'4
12'2 x 7'8
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 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



