

# 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. 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  
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**



**LIVINGROOM**  
The Channel Island Estate Agent