LE GUET

SOLE AGENT



4
BEDROOMS

2

£4,000 **ST. PETER**

ENTITLED/LICENSED. Livingroom is delighted to introduce this immaculately presented family home with panoramic sea/country views over St. Ouen and within proximity of the local beaches, cafes and restaurants. The accommodation is configured over three floors comprising an entrance hall, cloakroom, a newly fitted kitchen, a sitting room with functional fire and access to the gardens, a good-sized utility room and an integral double garage. The first floor provides two double bedrooms (primary En-suite) and a house bathroom with a further double bedroom, single bedroom/study and storeroom (with restricted head height) on the second floor. Externally, there are beautifully maintained gardens and terraces with established tree/hedge borders and driveway parking for several vehicles. Available January 2025. Pets considered. Please contact our Lettings Team on 01534 717100 or email jersey@livingroomproperty.com.





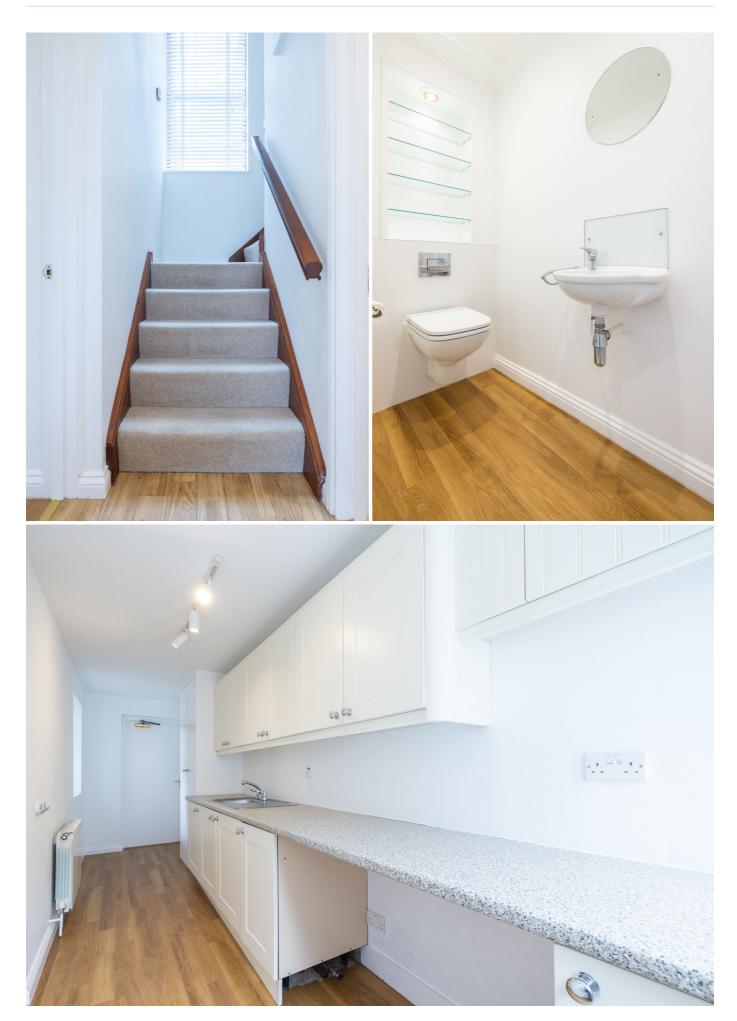
































GROUND FLOOR KEY FACTS Sitting room 25'7 x 21'0 Kitchen 9'9 x 7'8 Cloakroom 5'8 x 3'0 **Utility room** 22'0 x 5'2 Immaculately presented Integral double garage 21'3 x 20'8 FIRST FLOOR and access to the gardens Primary bedroom 13'3 x 11'10 En-suite bathroom $9'8 \times 7'4$ bedroom/study Bedroom two 11'11 x 10'6 **Bathroom** 12'3 x 7'6 height) Integral double garage SECOND FLOOR Bedroom three 17'5 x 12'6 gardens Bedroom four/study 10'7 x 10'1 Internal storage room $7'7 \times 7'7$ Pets considered (reduced head height)

Panoramic sea and country views of St.

Within close proximity of the local beaches and restaurants/cafes

Newly fitted kitchen & separate utility

Large sitting room with functional fire

Three double bedrooms and one single

Internal storeroom (reduced head

Beautifully maintained lawned/terraced

Driveway parking for several vehicles

Available January 2025

ENTITLED/LICENSED

SERVICES

Cesspit

HEATING

Oil fired central heating

APPLIANCES

Neff double electric ovens

Neff induction electric hob and

extractor

Neff dishwasher

Neff fridge/freezer

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Peter

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.

£4,000



