

# 3 PARC DES FRAIS VENTS

SOLE AGENT



**5**

BEDROOMS

**3**

BATHROOMS

**2,725**

SQ FT

**0.2**

ACRES

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**£1,350,000 ST. SAVIOUR**

Situated within a small private cul-de-sac and conveniently positioned near the colleges, this outstanding two-generation family home stands as a spacious haven. Offering an abundance of space and inviting the prospect of personalization, this residence eagerly awaits a new family to infuse it with their unique touch and relish its expansive layout. The ground floor of this ideal family home boasts a capacious sitting room, a charming conservatory, and a generously proportioned kitchen, complemented by a separate dining room. Additional conveniences include a cloakroom and an integral double garage. Ascending to the first floor of the main house reveals four bedrooms, with the primary bedroom featuring an en-suite shower room, along with a house bathroom. Adding to its allure, the property encompasses an integrated one-bedroom apartment comprising a sitting room, bedroom, kitchen, and bathroom. Externally, the residence is graced with a double garage and parking space for five...



**LIVINGROOM**

The Channel Island Estate Agent

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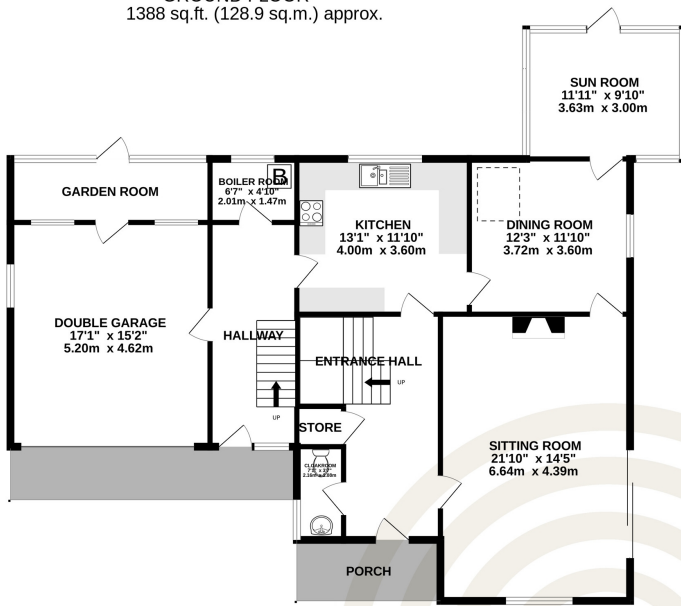




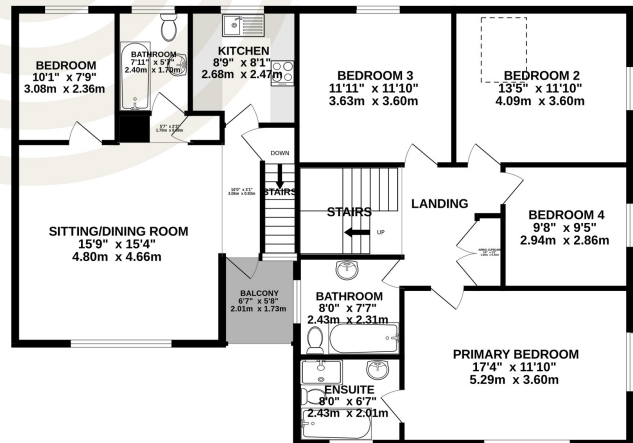




GROUND FLOOR  
1388 sq.ft. (128.9 sq.m.) approx.



1ST FLOOR  
1338 sq.ft. (124.3 sq.m.) approx.



TOTAL FLOOR AREA : 2725 sq.ft. (253.2 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 MAIN HOUSE**

Entrance Hall	10'1 x 17'2
Cloakroom	3'7 x 7'1
Sitting Room	14'5 x 21'10
Dining Room	12'2 x 11'10
Sun Room	11'11 x 9'10
Kitchen	13'1 x 11'10

**GROUND FLOOR ANNEX**

Hallway	6'7 x 17'1
Boiler Room	6'7 x 4'10
Double Garage	15'2 x 17'1
Garden Room	15'2 x 4'10

**FIRST FLOOR MAIN HOUSE**

Landing	7'8 x 9'5
Primary Bedroom	17'4 x 11'10
En-suite	8'0 x 6'7
Bedroom Two	13'5 x 11'10
Bedroom Three	11'11 x 11'10
Bathroom	8'0 x 7'7
Bedroom Four	9'8 x 9'5

**FIRST FLOOR ANNEX**

Sitting/Dining Room	15'9 x 15'4
Kitchen	8'1 x 8'9
Bedroom	7'9 x 10'1
Bathroom	5'7 x 7'11
Balcony	5'8 x 6'7

**KEY FACTS**

Large family home close to major schools  
 Two generation - integrated one bedroom apartment  
 Built in passenger lift to upper floor  
 Fully detached property  
 Wraparound gardens  
 Apple and pear trees with mature flowering plants and shrubs  
 Double garage and parking for 5 vehicles on drive  
 Situated on a quiet private close  
 Short drive to town  
 Available immediately

**SERVICES**

Mains drains and water

**HEATING**

Oil fired central heating  
 Radiators throughout

**TENURE**

Freehold

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

St Saviour  
 Grainville

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.

**£1,350,000**



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