

# L'ECURIE, ROSELANDS FARM

SOLE AGENT



**3**

BEDROOMS

**3**

BATHROOMS

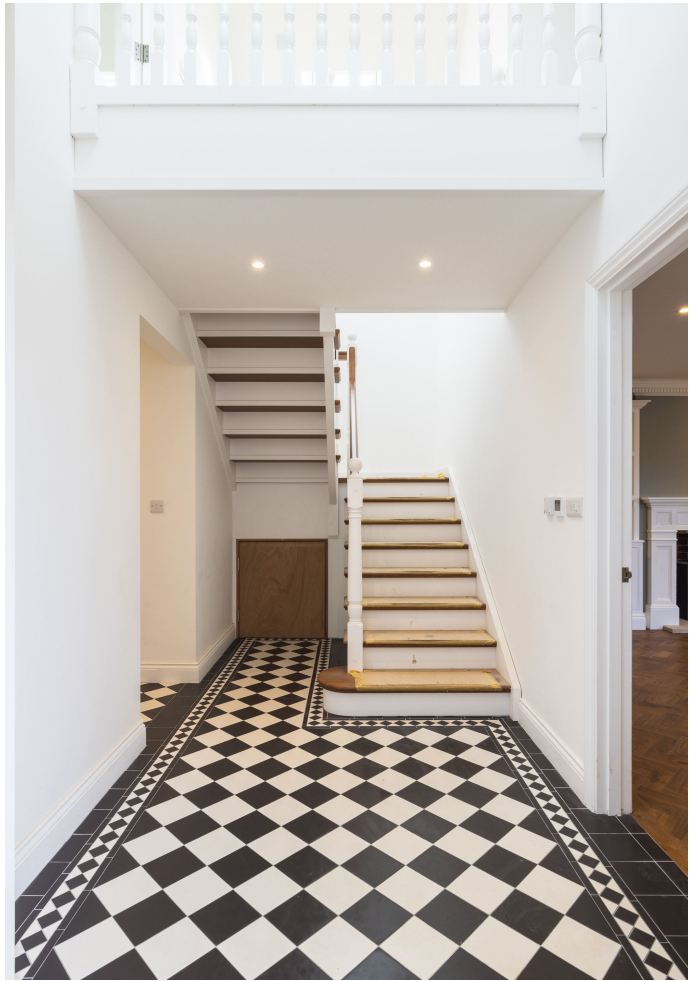
£3,950 ST. SAVIOUR

ENTITLED/LICENSED. This recently renovated spacious family home is perfectly located within a short stroll of the popular local gastro pub and easy reach of schools and country walks. The spacious accommodation is configured on two levels comprising an entrance hall, shower room, spacious double bedroom, sitting room with log burner, luxury kitchen/dining room with premium appliances, patio doors providing access to the garden and paved patio area. The second floor offers a primary bedroom with an en-suite bathroom, a further double bedroom and a house bathroom. Externally, there is a secure lawned garden and patio area, garage and parking for multiple vehicles. Pets considered. A fantastic opportunity in a sought-after area. Available May 2025



**LIVINGROOM**

The Channel Island Estate Agent













**GROUND FLOOR**

Hall	18'1 x 14.4
Sitting room	16'4 x 13'7
Kitchen/diner	18'6 x 15'3
Shower room	7'5 x 5'8
Bedroom three	15'2 x 9'9
Utility room	7'5 x 4'9

**FIRST FLOOR**

Primary bedroom	24'10 x 15'2
En-suite	7'9 x 7'6
Bedroom 2	15'2 x 15'2
House bathroom	9'0 x 7'1

**KEY FACTS**

Newly renovated to a high standard  
Spacious kitchen/dining room with access to the garden  
Sitting room with wood burning stove  
Underfloor heating  
Perfectly located for the local garden centre and easy access to St. Helier  
Garage and parking for several vehicles  
Large secured private Garden with patio area  
Views overlooking fields  
Pets considered  
Available May 2025  
ENTITLED/LICENSED

**SERVICES**

All mains drains and water

**HEATING**

Electric heating throughout

**APPLIANCES**

Neff oven/hob  
Neff dishwasher  
Samsung fridge/freezer  
Caple wine fridge  
LG washer/dryer

**INCLUSIONS**

To include all items listed on the inventory/condition report.

**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.

**£3,950**



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