

# STRAWBERRY FIELDS



**4**

BEDROOMS

**3**

BATHROOMS

**1,992**

SQ FT

**0.2**

ACRES

**£1,495,000 ST. HELIER**

Welcome to your dream home! This stunning property offers the perfect blend of space, versatility, and convenience. Nestled in a desirable location, this detached dormer bungalow boasts a unique feature—a two-generation one-bedroom unit attached, providing ample living arrangements for extended family or guests. As you arrive, you're greeted by a spacious parking area accommodating multiple vehicles, ideal for families with multiple drivers or those who love to entertain guests. Additionally, a large workshop/shed provides ample storage space for hobbies or tools. Step into the heart of the home, where the ground floor invites you to a well-appointed kitchen/diner, perfect for culinary adventures and family gatherings. Adjacent, the cosy sitting room offers a relaxing space to unwind after a long day. Convenience meets luxury with a ground-floor bedroom complete with an en-suite, providing comfortable and accessible living. A connecting door via the utility room leads to the...



**LIVINGROOM**

The Channel Island Estate Agent













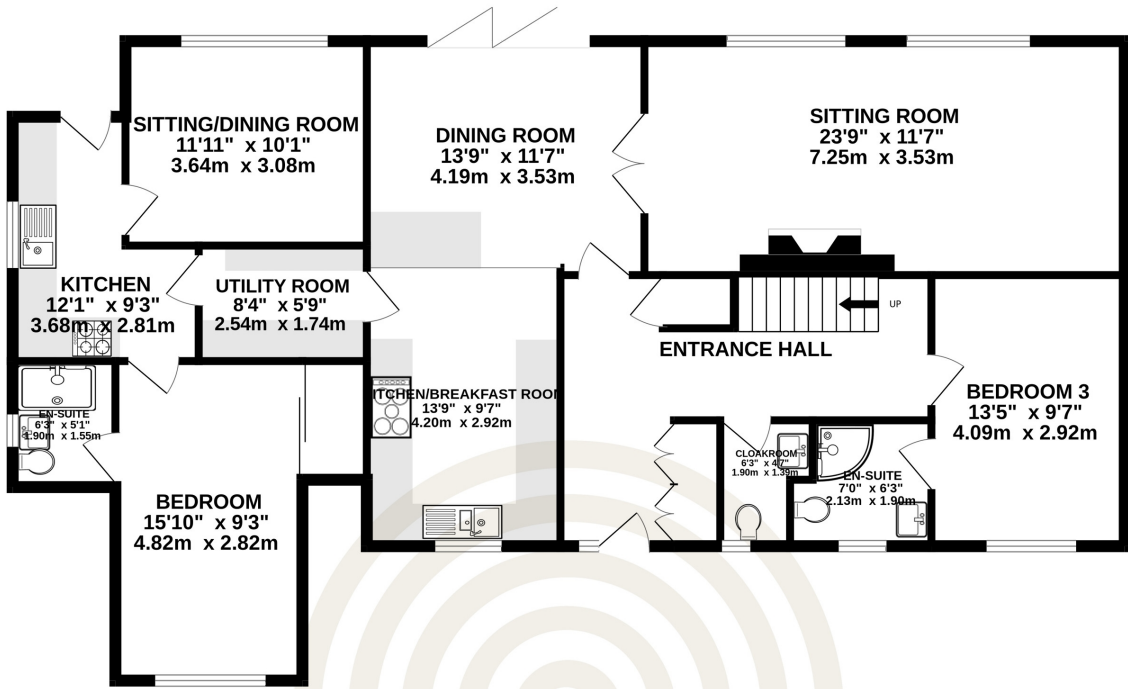




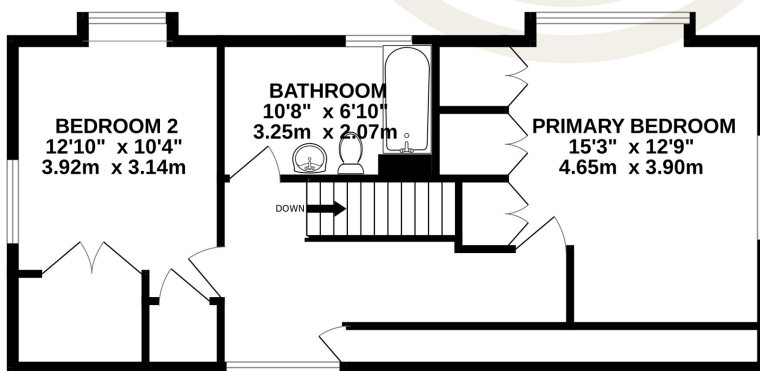




GROUND FLOOR  
1379 sq.ft. (128.1 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1992 sq.ft. (185.0 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.  
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**GROUND FLOOR**

<b>Entrance Hall</b>	18'4 x 13'5
<b>Cloakroom</b>	4'7 x 6'3
<b>Dining Room</b>	13'9 x 11'7
<b>Sitting Room</b>	23'9 x 11'7
<b>Kitchen/Breakfast Room</b>	9'7 x 13'9
<b>Utility Room</b>	8'4 x 5'9
<b>Bedroom Three</b>	9'7 x 13'5
<b>En-suite</b>	7'0 x 6'3

**FIRST FLOOR**

<b>Primary Bedroom</b>	12'9 x 15'3
<b>Bathroom</b>	10'8 x 6'2
<b>Bedroom Two</b>	10'4 x 12'10

**GROUND FLOOR ANNEX**

<b>Kitchen</b>	9'3 x 12'1
<b>Sitting/Dining Room</b>	11'11 x 10'1
<b>Bedroom</b>	9'3 x 15'10
<b>En-suite</b>	5'1 x 6'3

**KEY FACTS**

Home with one bedroom unit integrated  
 Main house provides 3 beds / Unit provides 1 bed  
 Ideal as home with income or two generation  
 A short walk to major schools  
 Large parking area for 8-10 vehicles  
 Spacious shed ideal for storage or workshop  
 Large South facing garden  
 Fully renovated by the current owners

**SERVICES**

Mains drains and water

**HEATING**

WET electric boiler

**TENURE**

Freehold

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Springfield  
 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.

**£1,495,000**



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