

# HAZY VIEW

SOLE AGENT



**4**

BEDROOMS

**3**

BATHROOMS

**2,200**

SQ FT

**0.1**

ACRES

**£1,399,000 ST. BRELADE**

Livingroom is delighted to introduce this fantastic granite-faced, modern, family home discreetly tucked away in a private close with immediate access to the very desirable Railway Path and within easy reach of Petit Port, surrounded by cliff path walks and just a short drive to all amenities in the west of the island. The accommodation comprises entrance hall, cloakroom, spacious kitchen/dining room, separate utility room, good size sitting room with a recently installed wood burning stove and conservatory. The first floor provides four bedrooms (two of which have newly installed en-suite bathrooms) and a large house bathroom. Externally, there's plenty of space to relax and enjoy the surroundings in the large paved/lawned garden with a newly installed boundary wall and app-controlled Philips Hue outside lighting system delivering optimum privacy and ambience. A double garage and private driveway complete this wonderful home in the West.



**LIVINGROOM**

The Channel Island Estate Agent





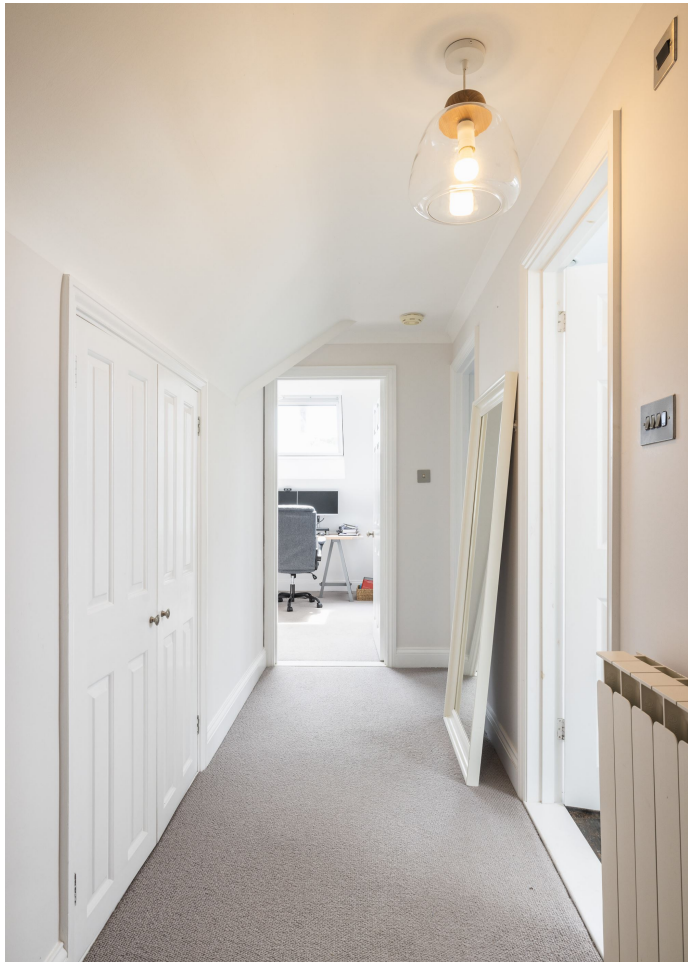














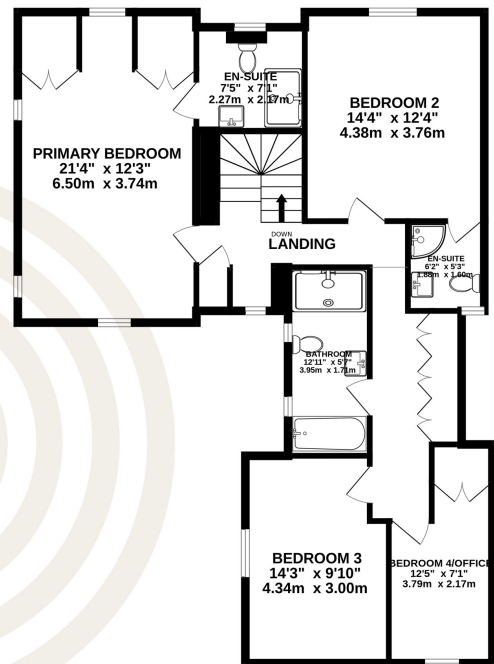
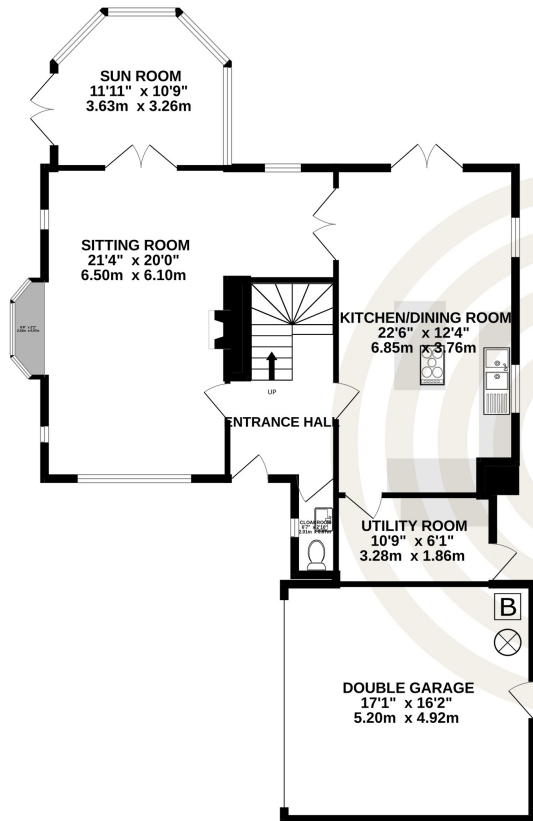






GROUND FLOOR  
1162 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 2200 sq.ft. (204.4 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>	7'5 x 13'8
<b>Cloakroom</b>	2'10 x 6'7
<b>Sitting Room</b>	20'0 x 21'4
<b>Sun Room</b>	11'11 x 10'9
<b>Kitchen/Dining Room</b>	12'4 x 22'6
<b>Utility Room</b>	10'9 x 6'1
<b>Double Garage</b>	17'1 x 16'2

**FIRST FLOOR**

<b>Landing</b>	14'6 x 12'4
<b>Primary Bedroom</b>	12'3 x 21'4
<b>En-suite</b>	7'5 x 7'1
<b>Bedroom Two</b>	12'4 x 14'4
<b>En-suite</b>	5'3 x 6'2
<b>Bedroom Three</b>	9'10 x 14'3
<b>Bedroom Four/Office</b>	7'1 x 12'5
<b>Bathroom</b>	5'7 x 12'11

**KEY FACTS**

Ideally situated in a private close next to the Railway Path

Within walking distance of La Moye Golf Club, Quennevais Sport Centre, Petit Port

A short drive to local amenities in the west

Four double bedrooms (two of which have newly installed en-suite bathrooms)

Good size, secure paved/lawned garden

Double garage & parking for three/four vehicles

3 phase power with 11kW electric car charger

**SERVICES**

Mains water

Mains drainage

**HEATING**

Oil fired central heating

Under floor electric heating in the kitchen/dining room and en-suite bathrooms

**INCLUSIONS**

As per inventory

**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.

**£1,399,000**



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