

2, BROADWAY MEWS

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,214

SQ FT

0.1

ACRES

£1,050,000 ST. BRELADE

This bright and spacious semi-detached family home, built in 2007, is tucked away at the end of a private driveway. The ground floor features a welcoming eat-in kitchen, separate utility room, sitting room, cloakroom, and a flexible fourth bedroom/study. Upstairs, there are three generous double bedrooms, including a main with en-suite, and a family bathroom. The south-facing enclosed garden offers plenty of outdoor space, while the single garage and parking for four vehicles provide practical convenience. Situated in a popular family-friendly area, this home is close to Les Quennevais School, nearby shops, and the scenic railway track - perfect for outdoor enthusiasts. A wonderful opportunity for modern family living!



LIVINGROOM

The Channel Island Estate Agent







GROUND FLOOR

| | |
|---------------------|-------------|
| Entrance Hall | 11'2 x 12'9 |
| Cloakroom | 3'0 x 5'10 |
| Sitting Room | 11'6 x 16'9 |
| Kitchen/Dining Room | 13'8 x 16'9 |
| Utility Room | 4'9 x 4'4 |
| Office/Study | 8'10 x 10'1 |

FIRST FLOOR

| | |
|-----------------|--------------|
| Landing | 9'8 x 9'2 |
| Primary Bedroom | 14'7 x 11'2 |
| En-suite | 4'11 x 5'10 |
| Bedroom Two | 10'10 x 14'1 |
| Bedroom Three | 10'10 x 12'9 |
| Bathroom | 7'0 x 6'6 |

KEY FACTS

3 / 4 bedrooms
Semi-detached family home in popular location
Large eat in kitchen
Single detached garage
Parking for 4/5 vehicles
Secure South facing garden
Les Quennevais school catchment
Located on a peaceful cul de sac

SERVICES

Mains drains and water

HEATING

Oil fired central heating

PARKING

Single garage and parking for 4/5 vehicles

TENURE

Freehold

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Mont Nicolle
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.

£1,050,000



LIVINGROOM

The Channel Island Estate Agent