



La Grande Route De St. Clement

St. Clement, Jersey, JE2 6QW

- NEW PRICE AND NO ONWARD CHAIN -

Pinnacle Estates are delighted to present this immaculately presented bright and spacious 1930's period four bedroom detached house in the popular location of St.Clement with the golf course and local amenities on the doorstep. This property benefits from a rear walled private established garden mostly laid to lawn complete with hot tub. The house is accessed from the adjacent private lane with parking to the front for four cars. It further benefits from having planning permission to

Asking price £1,250,000

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- 4 Bedroom Detached House
- Immaculate Throughout
- 2 Bathrooms
- Sunny Garden with Spa
- Parking for 4 Cars
- Planning Permission for Integral Unit

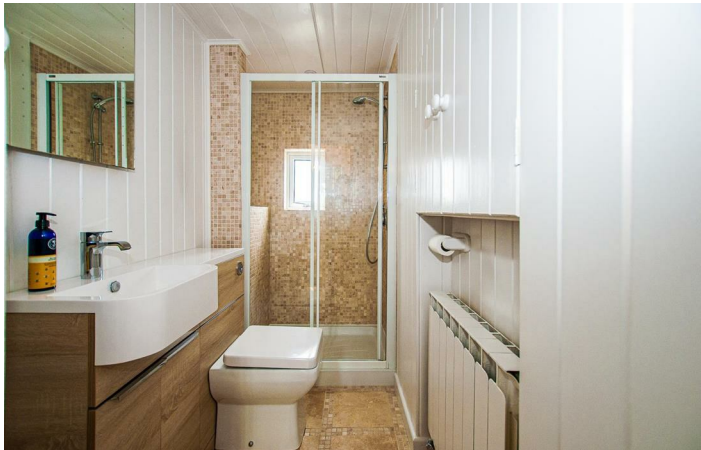
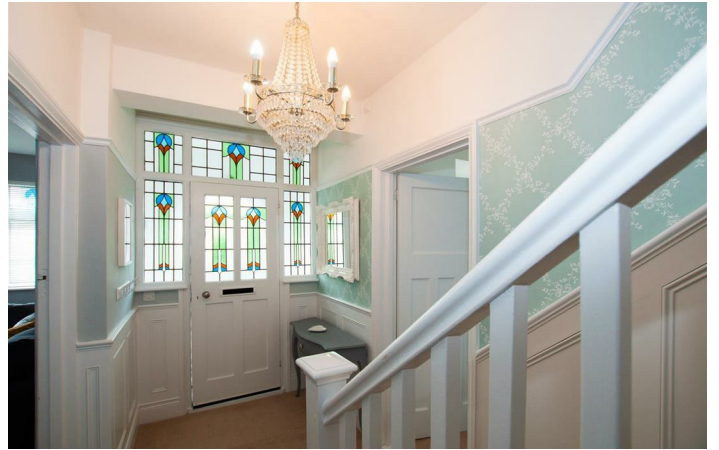
convert the current downstairs layout to provide two generation living if required.

Internally the property is set over two floors, the ground floor briefly comprises of separate lounge, open plan kitchen / dining room with sitting area benefiting from dual aspect windows and patio doors leading out to the beautiful garden and spa area. The ground floor further benefits from a modern shower room. There is also a self contained large office accessed from the garden which has golf course views and planning consent for a shower room and internal door access to the lounge if required. The first floor features the master bedroom with En-suite cloakroom, three further double bedrooms and a house bathroom.

The decoration of this property is immaculate with period features. Some of these include the original hallway stained glass windows, panelled doors, high ceilings and large windows. A new boiler and oil tank were installed in 2021.

Located in the popular parish of St. Clement with views over the golf course, it offers a delightful aspect. Situated on a main bus routes for school colleges and the town centre. Neighbouring sports facilities also include padel tennis , football, cricket and athletics . There is a nearby local convenience store and Samares Manor Gardens and the beach are a short walk away, early viewing is highly recommended through Pinnacle Estates



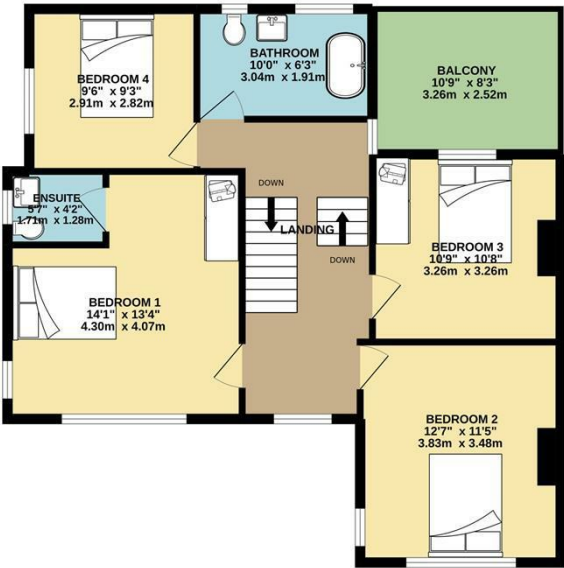


Floor Plan

GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 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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Contact Deborah on: 707707 | hello@pinnacle.je | www.pinnacle.je