



**ST. OUN**  
3 BEDROOM BUNGALOW  
ASKING PRICE £1,250,000 FREEHOLD



## DESCRIPTION

### 3-Bedroom Detached Bungalow with Wraparound Garden – Just Moments from St. Ouen's Bay

Set in the heart of St. Ouen on a peaceful country lane, this detached three-bedroom bungalow offers an incredible opportunity for modernisation in one of Jersey's most coveted coastal locations. Just a five-minute walk to the golden sands of St. Ouen's Bay, it's a beach lover's dream; offering country tranquillity with the sea right on your doorstep. The area is part of Jersey's National Park, preserving its natural beauty and biodiversity, with scenic walks, cycling routes, and wildlife all around. The home itself is well laid out and full of natural light. A generous living room features a functional fireplace and large glass doors that open onto the garden. This flows through an archway to the dining area and then onto the bright conservatory, creating a warm and sociable living space. The separate kitchen is equipped with a traditional gas hob and NEFF double oven, alongside the laundry room, enhancing the practicality of the layout; perfect for busy family life. There are two spacious double bedrooms with fitted wardrobes, a third smaller bedroom, and two bathrooms; both fitted with walk-in showers. A large loft space offers extra storage. Outside, the garden is a true retreat; beautifully maintained and completely wraparound. With mature trees, colourful planting, and a patio area beneath a beautiful pergola, it's a peaceful oasis perfect for al fresco dining. A large driveway provides parking for up to six vehicles, along with a double garage with electric doors that could easily be converted into a snug, office, or workshop. This is a rare chance to secure a well-positioned home with stunning surroundings and huge potential. Ideal for families or those seeking a coastal lifestyle in one of Jersey's most iconic settings. Early viewing is highly recommended.

## DETAILS

### Entrance Hall

Parquet flooring  
2 x Storage cupboards

### Living Room

Fitted carpet  
Functional fireplace woodburner  
Glass doors to garden

### Dining Room

Parquet flooring

### Conservatory / Sun Room

Pressed bamboo flooring  
Glazed door into garden

### Kitchen

Amtico tiling  
Range of eye and base level units with integrated appliances to include gas hob, extractor fan, NEFF double electric oven, dishwasher and fridge freezer  
Tiled splashbacks

### Laundry

Tiled flooring  
Plumbing for washer/dryer  
Storage cupboard

### Primary Bedroom

Fitted carpet  
Built in wardrobes

### Bedroom

Fitted carpet  
Built in wardrobes

### Bedroom

Fitted carpet

### Bathroom

Amtico tiling  
W.C. and wash hand basin  
Walk-in shower

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### Loft

Partially boarded & insulated

### Garden

Lawned  
Patio area  
Wrap-around garden  
Pergola & gazebo  
Mature trees and shrubs

### Double Garage

Electric doors

*Where personal service flies high*



#### **Parking**

Parking available for six vehicles

#### **Services**

All mains services excluding gas  
Electric heating  
Shared bore hole water

#### **Jersey Housing Qualifications**

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

#### **Anti-Money Laundering**

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.







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