









# ST. OUEN 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

# Bathroom

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

#### Lof

Partially boarded & insulated

#### Garden

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

#### **Double Garage**

Electric doors



# **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.

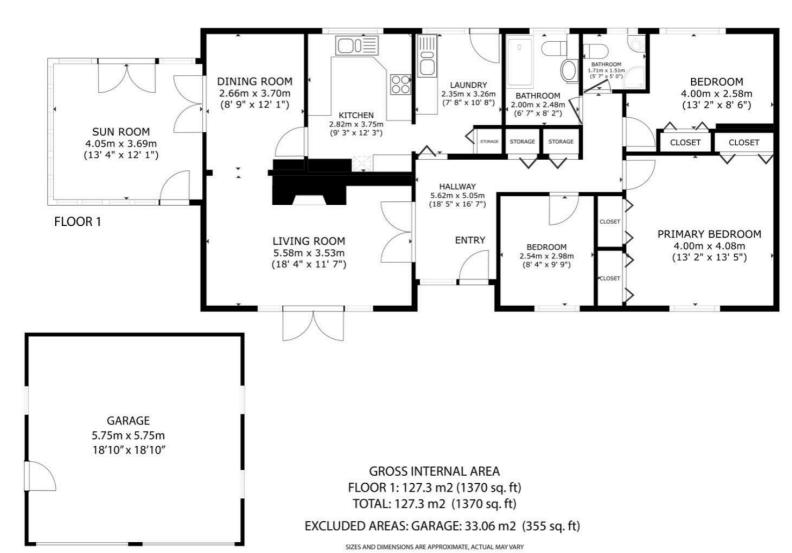














These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



## Le Rossignol Estates

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