



**ST. MARTIN**  
**3 BEDROOM HOUSE**  
**£2,850 PCM**

## DESCRIPTION

Introducing this charming three-bedroom semi-detached family home, thoughtfully designed to offer spacious living and modern comfort. The ground floor features a fully equipped, modernised kitchen with NEFF appliances and a washing machine. The bright and airy living and dining space features a functional fireplace with large windows that flood the space with natural light. There is also a storage cupboard for extra convenience and direct access to the garden. Upstairs, there are two well-proportioned double bedrooms and a single bedroom, the primary bedroom benefits from a built-in double wardrobe. Also on this floor is a contemporary, well-appointed family bathroom that has been stylishly updated. The garden is a large, south facing, private lawned space, perfect for summer evenings. Situated within a small, secure private estate, this lovely home offers a peaceful rural setting surrounded by nature. Conveniently located in the heart of St. Martin's Village, it is within walking distance of local amenities, including M&S, The Royal, St. Martin's Village Café, and the highly regarded St. Martin's Primary School. This property has a garage plus additional parking for one car at the front of the house. There are two visitor parking spaces. Viewings are highly recommended.

## DETAILS

### Entrance Hall

Wooden flooring

### Cloak Room

Wooden flooring  
W.C. and wash hand basin

### Kitchen

Wooden flooring  
Range of eye and base level units with integrated NEFF appliances to include 4 ring ceramic hob, extractor fan, electric oven and fridge freezer washing machine

### Living/ Dining Room

Wooden flooring  
Feature functional fireplace  
Built in cupboard  
Storage cupboard  
Secret bar  
Access to garden

### Landing

Fitted carpet  
Storage cupboard

### Primary Bedroom

Fitted carpet  
Fitted double wardrobes

### Bedroom

Fitted carpet

### Bedroom

Fitted carpet

### Bathroom

Tiled flooring  
W.C. and wash hand basin  
Bath with shower mixer

### Loft

Partially floored  
Drop down ladder  
Fully insulated

### Garden

South facing  
Large lawned private garden

### Garage

Parking for 1 vehicle

### Services

All mains services, gas, heating and water  
Gas heating

### Parking

Garage  
Parking available for one vehicle in front of house  
Visitor parking for 2 cars

### Jersey Housing Qualifications

This property is only available to entitled / licensed residents.

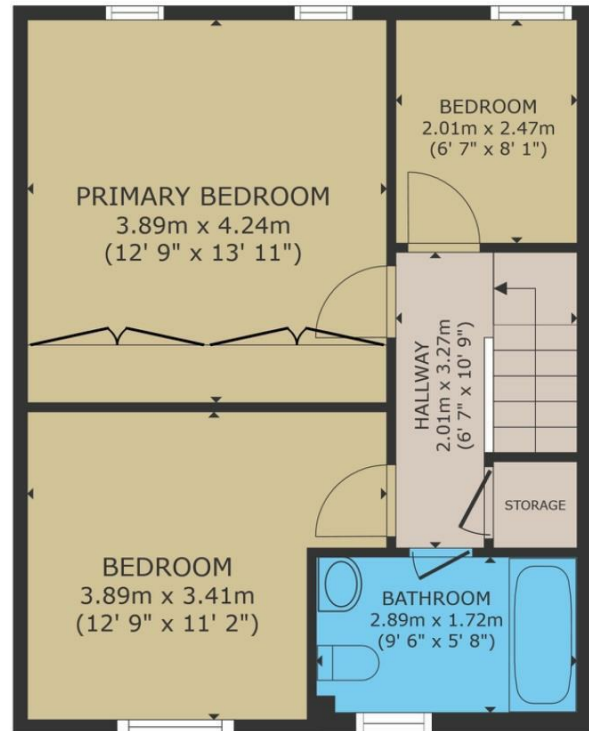


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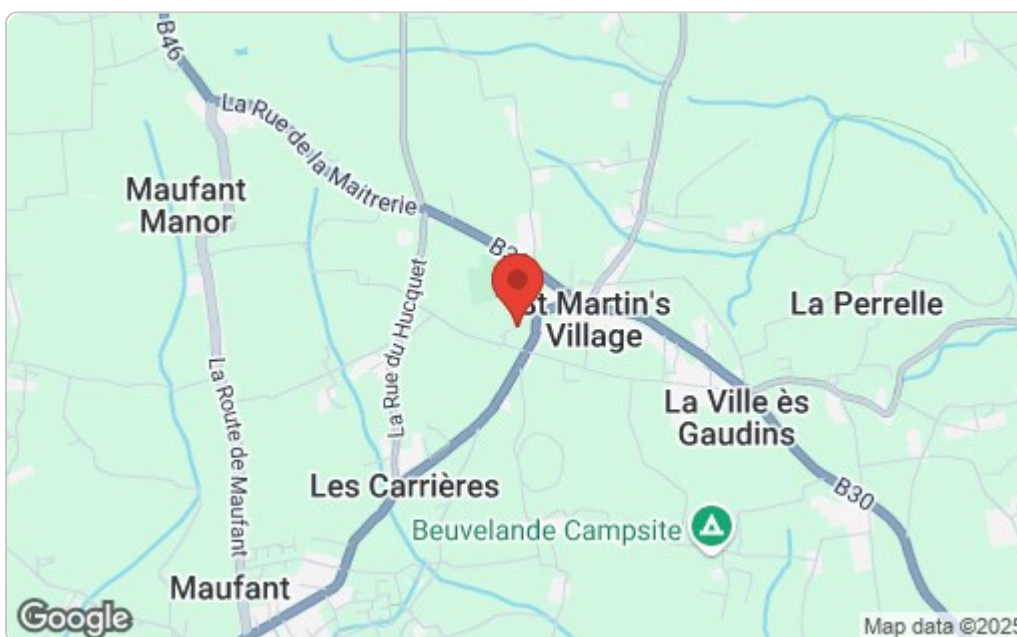
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 47.0 m<sup>2</sup> (505 sq. ft), FLOOR 2: 47.0 m<sup>2</sup> (505 sq. ft)  
TOTAL: 94.0 m<sup>2</sup> (1,010 sq. ft)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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