



ST. MARTIN
3 BEDROOM HOUSE
ASKING PRICE £790,000 FREEHOLD

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 space. 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

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.

Parking

Garage

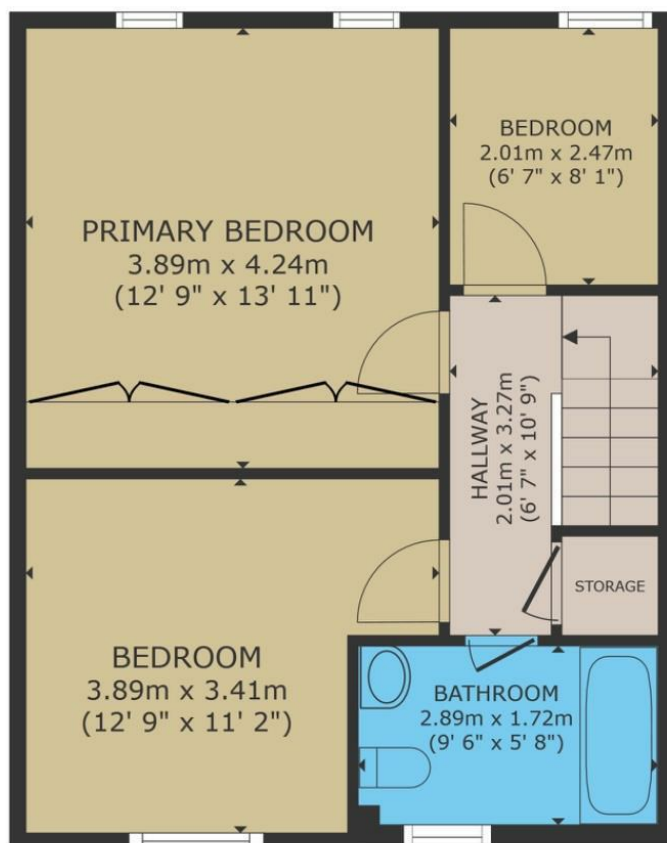
Parking available for one vehicle in front of house

Visitor parking for 2 cars





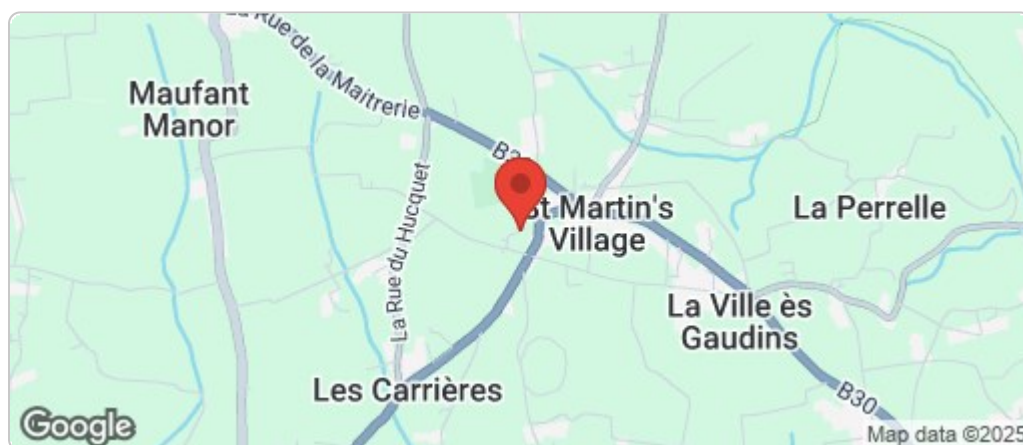
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 47.0 m2 (505 sq. ft), FLOOR 2: 47.0 m2 (505 sq. ft)
TOTAL: 94.0 m2 (1,010 sq. ft)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.



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