

# Les Moussieres, 2 Jardin D'Abbeville

La Grande Route Des Sablons, Jersey

- Detached 3 bedroom 2 bathroom modern home
- Superbly presented throughout and light & airy throughout
- Great size kitchen/diner with separate utility and downstairs cloakroom
- 3 reception rooms
- Stones throw from Grouville beach
- Double garage and 3 parking on the drive
- Stunning private garden bordering an agricultural field
- Built only 21 years ago and one of only six in this exclusive development
- Sole agent
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)





Les Moussieres, 2 Jardin D'Abbeville, La Grande Route Des Sa

£1,125,000

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## Les Moussieres, 2 Jardin D'Abbeville

La Grande Route Des Sablons, Jersey

Situated within a stone's throw from the beach in Grouville this fabulous detached three-bedroom two-bathroom property is beautifully presented throughout and offers bright spacious living over two floors. Built 21 years ago and one of only six other similar properties on this exclusive close. Downstairs the accommodation comprises of; a modern quality eat in kitchen with a full range of intergraded appliances, and a separate utility room. There is a great size lounge with solid oak flooring which opens into the conservatory. Additionally, there is another reception room presently used as a study/snug, providing great versatility and a downstairs cloakroom. To the first floor are three generous double bedrooms and two modern bathrooms (one ensuite). Outside is a sunny enclosed rear garden ideal space for entertaining & alfresco dining which borders an agricultural field guaranteeing peace and tranquility. With a double garage and driveway parking for three. Perfect for a growing family and those looking for a great outdoor lifestyle close to the beach! Much loved by the current owners who have carefully modernized & upgraded the property, it's now time for another family to appreciate this fabulous house & it's convenient position. Located on the super-efficient number 1 bus route which stops just moments from the property. Well presented home in a desirable location, call the vendor's sole agent to book your viewing today.





### **Living**

Great size lounge with doors into your conservatory. Kitchen/diner with full range of integrated appliances. Utility room, cloakroom. Office/snug.

### **Sleeping**

Three double bedrooms and two bathrooms, one being en-suite.

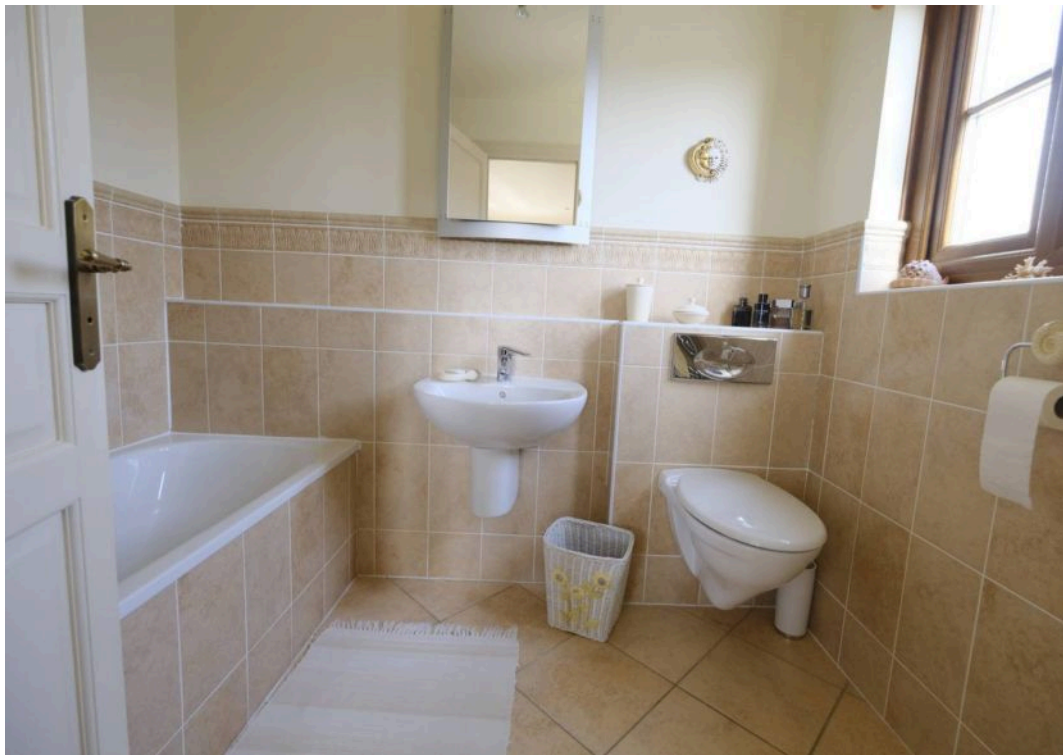
### **Outside**

Great size rear garden, sunny and private spot. Part paved and part Astro turf, bordering an agricultural field. Paved front garden. Double garage with electric doors and parking for 3 additional cars on the drive.

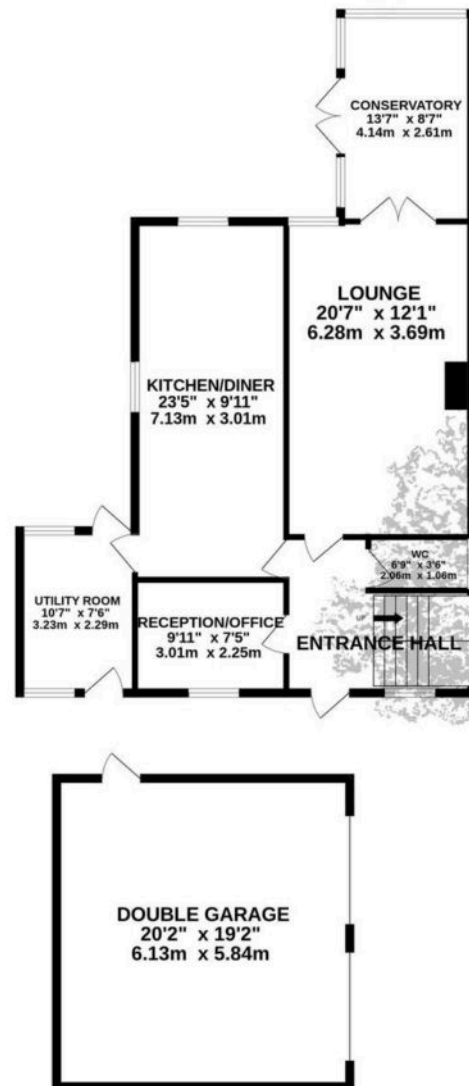
### **Services**

Main services, double glazing and electric heating.

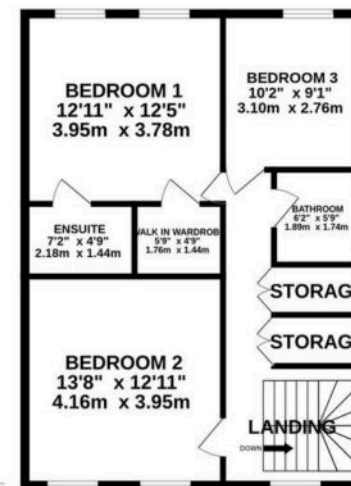




GROUND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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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## Broadlands

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