



Viva Rock, La Rue De St. Clement, St. Peter

Guide Price **£1,295,000**

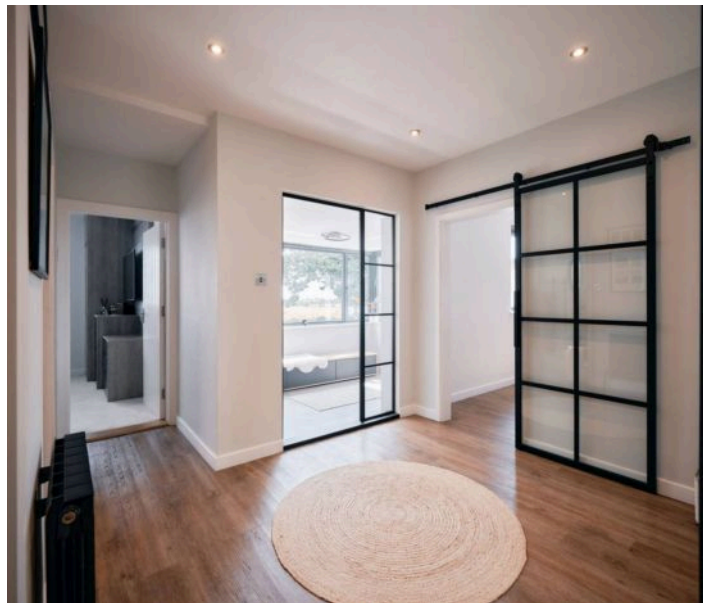
BROADLANDS

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Viva Rock, La Rue De St. Clement

St. Peter

- Three double bedroom bungalow near St Peters Village
- Two bathrooms, one ensuite, both new in 2023
- Fully fitted kitchen diner with island
- Spacious living room with wood burning stove
- No need to lift a finger, low maintenance and immaculate throughout
- Huge attic with potential for conversion
- Sunny secure low maintenance rear garden with hot tub
- Separate utility room
- Parking for five plus garage / workshop
- Sole agent / No onward chain / Charlie Smith / charlie@broadlandsjersey.com / 07700348421



Viva Rock, La Rue De St. Clement

An exceptional opportunity to acquire this simply stunning three-bedroom detached bungalow, nestled on the edge of St. Peter's Village. Immaculately maintained and finished to the highest standards, this walk-in condition home showcases top-spec fixtures and fittings, with meticulous attention to detail throughout.

The property offers three generously sized double bedrooms, including a newly renovated primary suite with a contemporary en-suite bathroom. A stylish house bathroom (refurbished in 2023) adds further convenience and elegance.

The bright and spacious living room features a charming wood-burning stove set within exquisite Jersey granite; perfect for cozy evenings. The modern kitchen/diner is a true heart of the home, complete with integrated appliances, a central island, granite work surfaces, and a separate utility room for added functionality.

Outside, a large, secure, and low-maintenance garden enjoys all-day sunshine, complete with a hot tub, ideal for entertaining or unwinding. Additional highlights include a garage/workshop and ample parking for approximately 5/6 vehicles. Located on the edge of St. Peter's Village, you're just a short stroll from local amenities including two welcoming pubs with restaurants, Marks & Spencer Food Hall, the large Co-op Grande Marché, a GP surgery, dental clinic, pharmacy, and excellent public transport links.

Previously approved (now lapsed) plans offered potential to convert the attic into three additional bedrooms, two bathrooms, and a balcony; providing a future opportunity to expand.





Living

Entrance porch with great storage / seating. Spacious living room with engineered flooring and wood burning stove. Separate kitchen diner with fully fitted appliances. Separate utility with fitted cupboards, sink and plumbed for individual washing machine and dryer.

Sleeping

Three good size double bedrooms, two with fully fitted wardrobes. Two bathrooms, one ensuite. Bedroom two and the kitchen diner have sun terraces overlooking the garden.

Outside

Sunny secure rear garden part laid to patio, part low maintenance artificial grass with various borders / planters trees and shrubs. Hot tub. Garden shed.

Attic

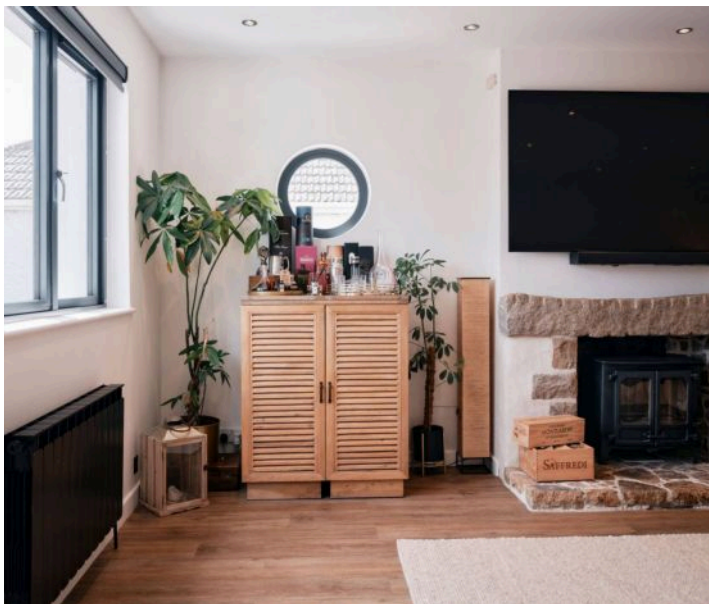
There is the potential to convert the huge attic space, it is suitable for conversion with lapsed approved plans to add 3 additional bedrooms, two bathrooms and balcony.

Services

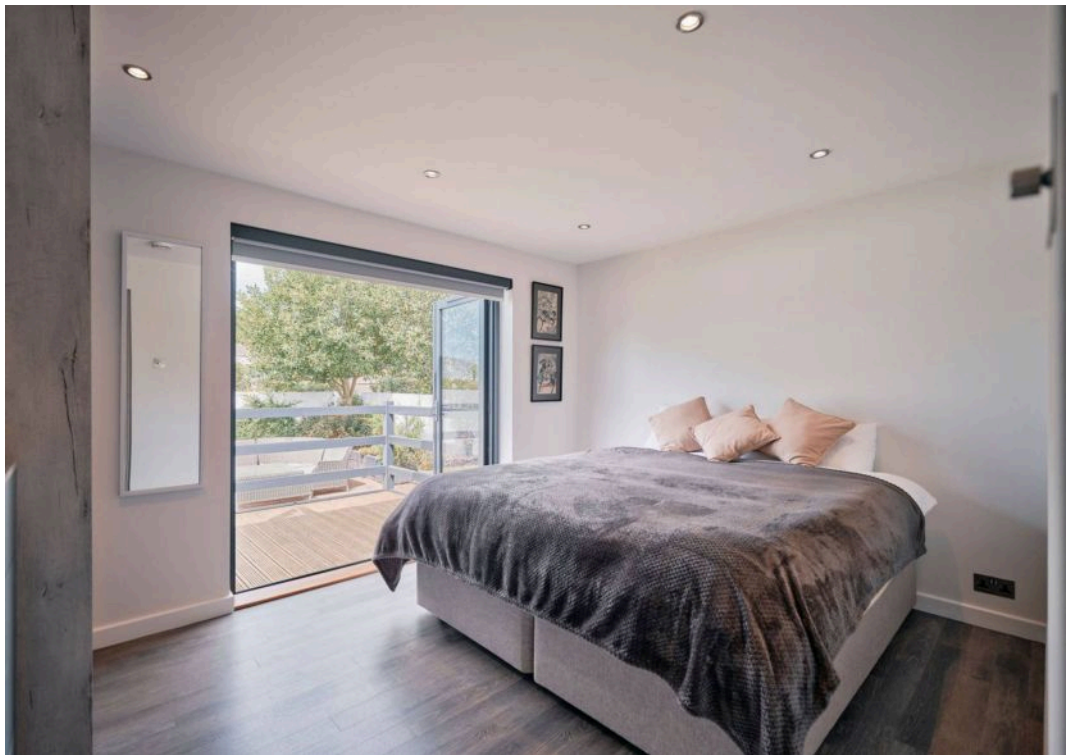
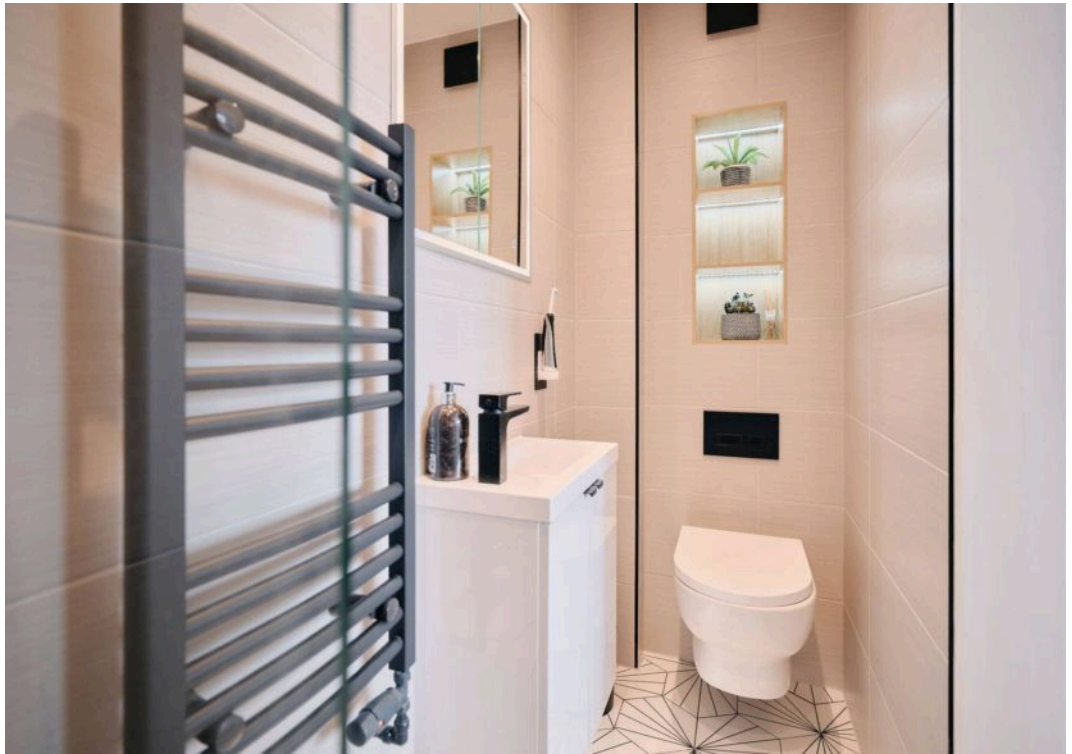
Mains drains. Borehole water with computerised top spec UV filtration system in garage (mains water to road available if desired). Wet electric central heating and aluminium double glazing throughout. Under floor heating to ensuite. Fully insulated with cavity insulation. Three phase electric supply to garden. Exterior lighting front and rear.

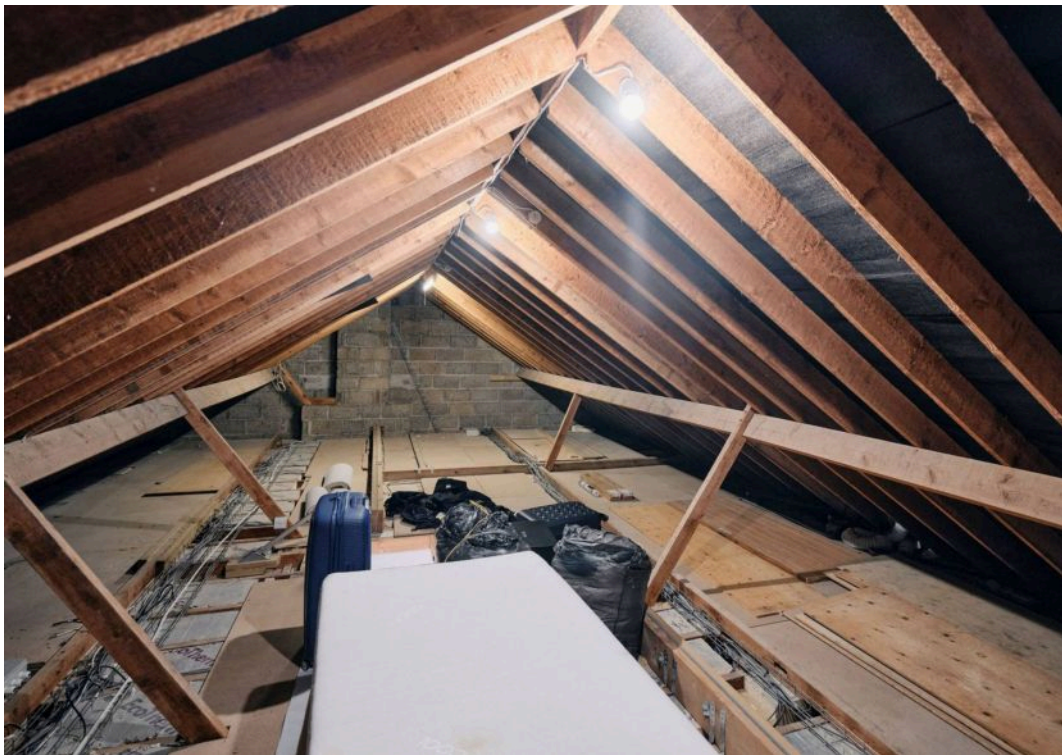
Education

Access to the local primary and secondary schools is all off road, via footpaths and cycle paths. St Peter Primary School and Les Quennevais school catchment area.



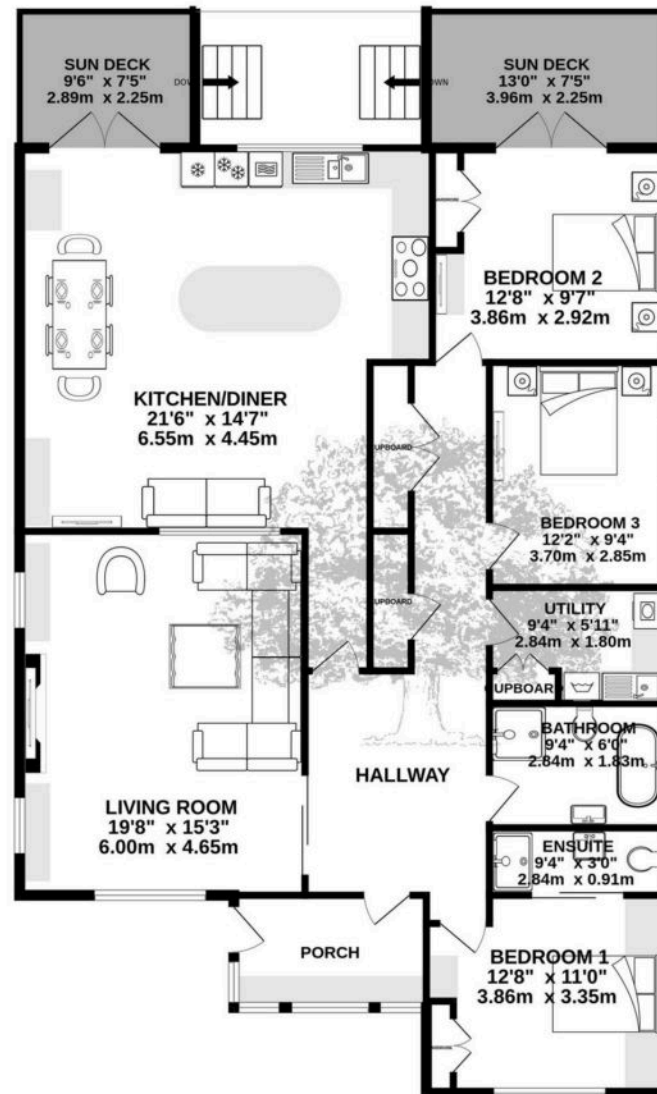








GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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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