



La Cotte, La Route De Noirmont, St. Brelade
£1,350,000

BROADLANDS
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La Cotte, La Route De Noirmont

St. Brelade, Jersey

- Large detached bungalow
- Three good size bedroom suites
- Great size eat in kitchen with AGA
- Separate lounge with functional fireplace
- Dining room and study
- Pretty enclosed gardens
- Ample driveway parking
- Single garage
- Contact Nigel on 07797718233 / nigel@broadlandsjersey.com



La Cotte, La Route De Noirmont

St. Brelade, Jersey

A well presented and delightful detached dormer bungalow located in a desirable close in the popular parish of St Brelade. Perfect for a family with ample parking and a safe enclosed south west facing garden. Rooms are all of a good size with 2 excellent ground floor bedroom suites and a further bedroom suite to the first floor. Although very much ready to move in, the property would benefit from some light modernisation.

Keen walkers and dog owners will enjoy the proximity of the headlands of Noirmont and Portelet. Mont Nicolle Primary School and Quennevais are within easy reach for those with children. A general store Woodbine Corner caters for your immediate grocery requirements with more shopping facilities and amenities available at Red Houses and St Aubin's Village. St Brelade's Bay is only a short drive away. Viewing highly recommended.





Living

Great size eat in kitchen with all appliances including Oil fired AGA. Doors to parking area, garden and also rear bedroom suite. Separate lounge with functional fireplace (currently not used), separate dining room and very large front porch which is perfect as a study. Downstairs cloakroom.

Sleeping

2 Very large bedroom suites on the ground floor with a further suite at first floor level.

Services

All mains (no gas) oil fired central heating plus AGA. Fully double glazed.

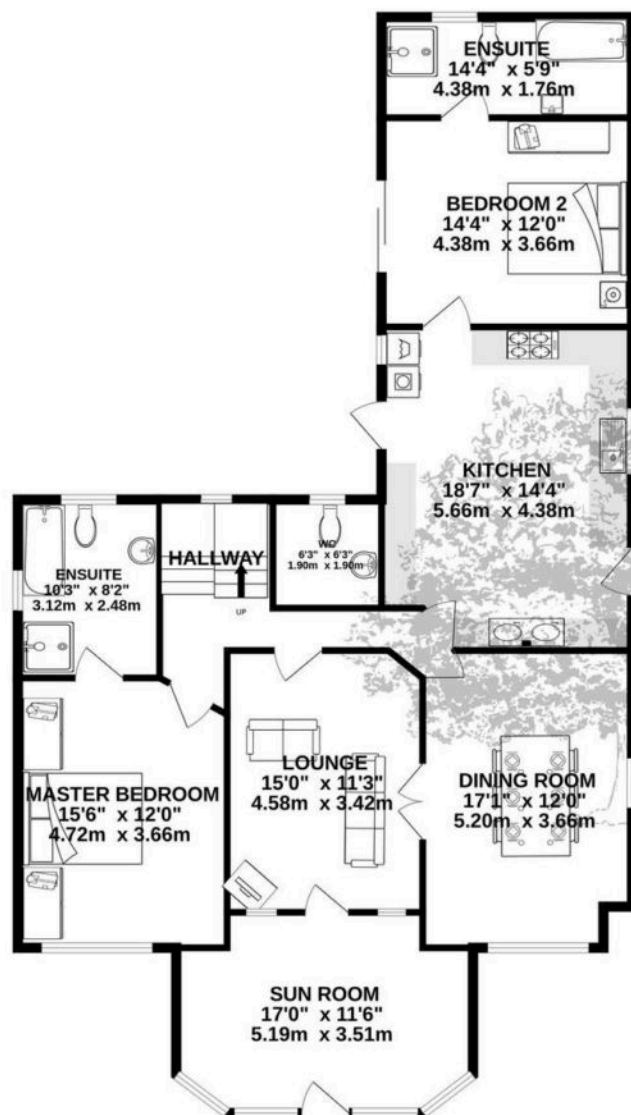
Outside

Large garden to the rear of the property. This has recently been completely re landscaped to ensure low maintenance. There is a detached summer chalet in one corner of the garden. Single garage plus driveway parking for 6 cars.





GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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