



## Les Ecuries La Rue Des Lauriers, St. Peter

Asking £795,000

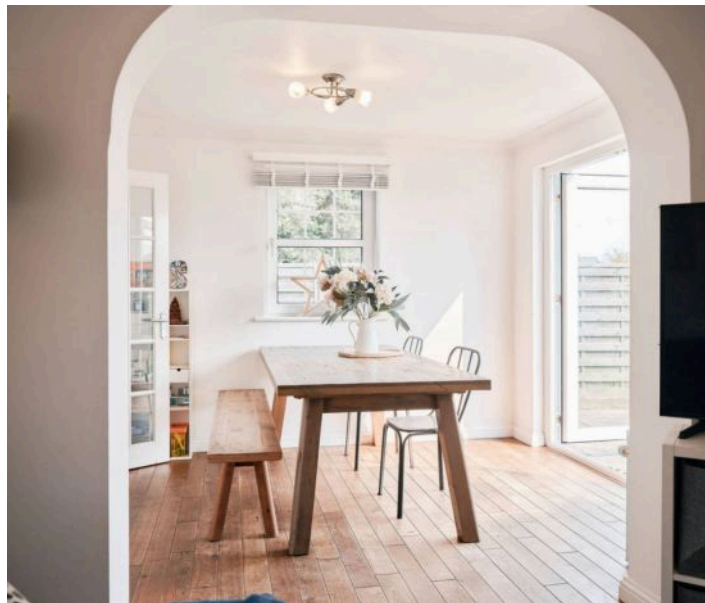
# BROADLANDS

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# Les Ecuries La Rue Des Lauriers St Peter

- Four bed family home in rural St Peter
- Outlook over fields and surrounding countryside
- Spacious living room with functional fireplace
- Nineteen foot kitchen/family room with range of integrated appliances
- Separate dining room/playroom
- Two bathrooms (one ensuite)
- Sunny, enclosed garden
- Integral garage and 2 parking spaces
- Close to shops, supermarkets and petrol station
- Short walk to regular bus route
- Catchment area for St Peter's primary and Les Quennevais secondary schools.
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



## Les Ecuries La Rue Des Lauriers St Peter

Quietly situated overlooking fields and presented in very good order throughout, this spacious family home offers low maintenance, relaxed living with bright and airy rooms including four good size bedrooms and two bathrooms.

The accommodation comprises twenty foot living room featuring a wood-burning stove, dining room with double doors to garden, modern fitted kitchen with breakfast bar, four bedrooms (one ensuite), house bathroom and downstairs W.C.

Outside is a secure, low maintenance garden mostly laid to patio with planted borders perfect for entertaining in the summer months, a garage and additional driveway parking for two cars.

The property is surrounded by beautiful country walks and a minutes drive to the amenities of St Peter's Village, plus in the catchment area for St Peter's primary and Les Quennevais secondary schools.







### **Living**

Relaxing living room with woodburning stove. Versatile dining room/playroom providing plenty of space for a large dining table and chairs. Fully fitted kitchen with integrated appliances including oven, hob, combi microwave/oven and dishwasher. Standalone fridge/freezer. Washing machine and tumble dryer located in the garage.

### **Sleeping**

Four bedrooms - one ensuite - and house bathroom. Cloakroom downstairs.

### **Outside**

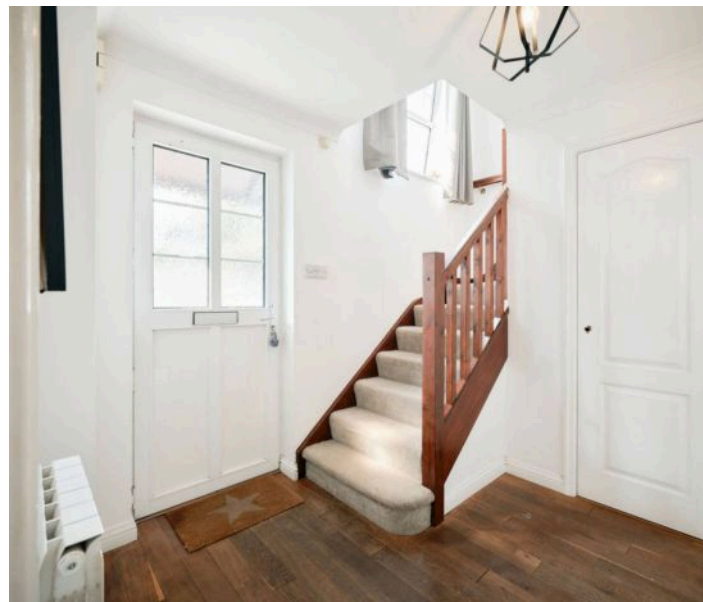
Attractive garden mostly laid to patio with planted borders. Garage plus parking for 2 cars.

### **Services**

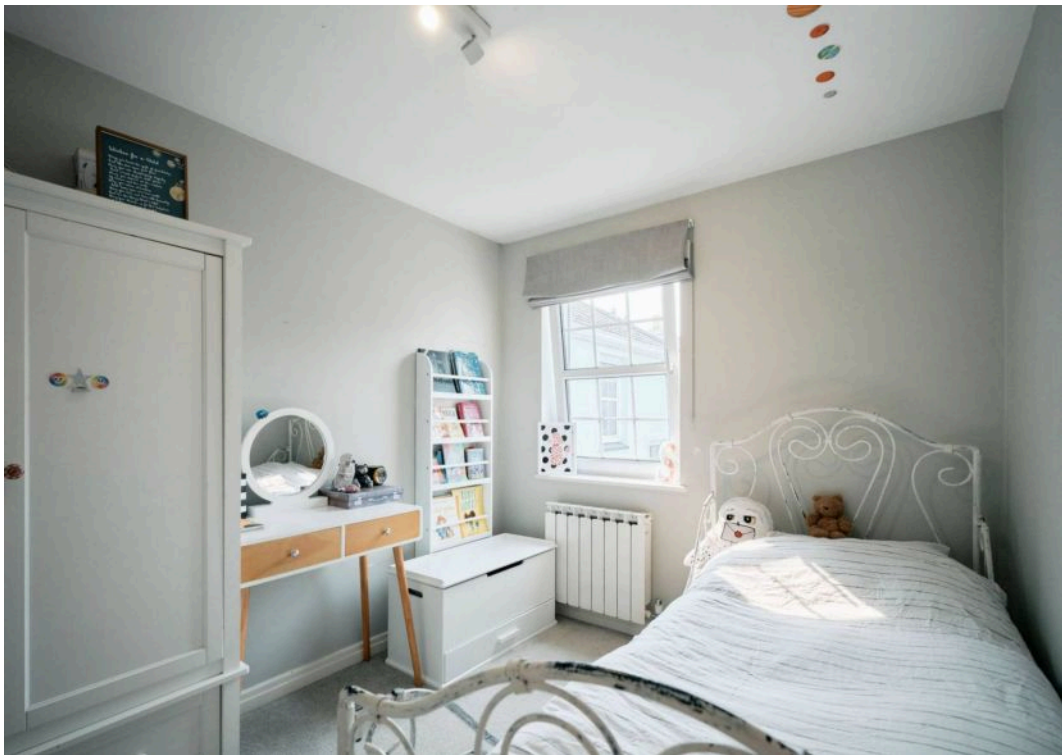
All mains including gas central heating.

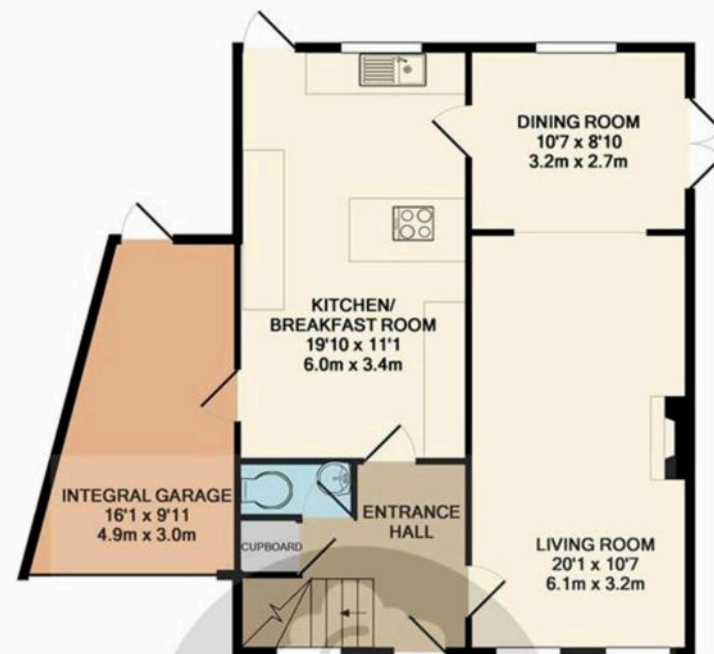
### **Education**

The house is in the catchment area for St Peter's primary and Les Quennevais secondary schools.









GROUND FLOOR  
APPROX. FLOOR  
AREA 758 SQ.FT.  
(70.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT.  
(51.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1314 SQ.FT. (122.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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