



Grosmont, La Rue De Causie, 12 Le Grand Pre La Rue De Causi

£735,000

**BROADLANDS**

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# Grosmont, La Rue De Causie

12 Le Grand Pre La Rue De Causie, Jersey

- 3 bedroom family home close to the beach and schools
- Superbly refurbished throughout over the last 5 years
- Great sized corner plot
- Large low maintenance garden with agricultural and woodland views.
- Single garage and parking for 3 cars on the drive plus street parking
- Stunning new kitchen and bathroom
- Sole agent
- Option to further extend if required
- Downstairs cloakroom and large outside storage room
- Stylish and comfortable show home with terrific agricultural views
- Call Doug on 07700702585 or [doug@broadlandsjersy.com](mailto:doug@broadlandsjersy.com)
- Off-road parking
- Garage
- Spacious open plan living area
- Modern kitchen with integrated appliances and breakfast bar
- Patio door with direct garden access
- Landscaped garden with countryside views
- Spacious patio with built-in seating and child-friendly play area
- Modern bathroom with decorative tile work and bath-tub
- Built-in wardrobes in main bedroom
- Ample natural light throughout





# Grosmont, La Rue De Causie

12 Le Grand Pre La Rue De Causie, Jersey

This beautifully presented semi-detached house offers an exceptional blend of modern comfort and family-friendly living. Boasting three well-proportioned bedrooms and a contemporary bathroom, the home is thoughtfully designed with spacious open plan living areas, complemented by sleek laminate and wood-effect flooring throughout. The light-filled interior features a stylish modern kitchen with integrated appliances, breakfast bar, and elegant under-cabinet lighting, while the expansive living area benefits from large windows with scenic garden views and direct access to a generously sized patio. A welcoming hallway and additional cosy nooks, complete with modern decor and built-in storage, contribute to a versatile and inviting layout that perfectly suits both relaxation and entertaining.

Externally, the property impresses with its attractive kerb appeal, featuring off-road parking, an attached garage, and a well-maintained front garden. The landscaped rear garden is a true highlight, offering a spacious patio for outdoor seating and entertaining, built-in seating, beautifully arranged planters, and dedicated child-friendly play equipment - making it ideal for families. The garden and patio areas enjoy tranquil countryside views, creating a serene backdrop for alfresco dining and outdoor enjoyment. Practical touches such as built-in wardrobes in the bedrooms, ample storage solutions, and a contemporary bathroom with decorative tile work and a bath-tub enhance the home's functionality and appeal.

The property benefits from bright natural light throughout, modern fixtures, and a neutral colour palette, ensuring a calm and inviting atmosphere in every room. Double glazing provides energy efficiency and year-round comfort, while the garage and off-road parking ensure convenience for multiple vehicles. This semi-detached house is perfect for those





**Living**

Stunning new kitchen with full range of integrated appliances. Downstairs cloakroom. Lounge/diner with patio doors into your garden.

**Sleeping**

Three bedrooms, two doubles and a single room. Stylish new bathroom.

**Services**

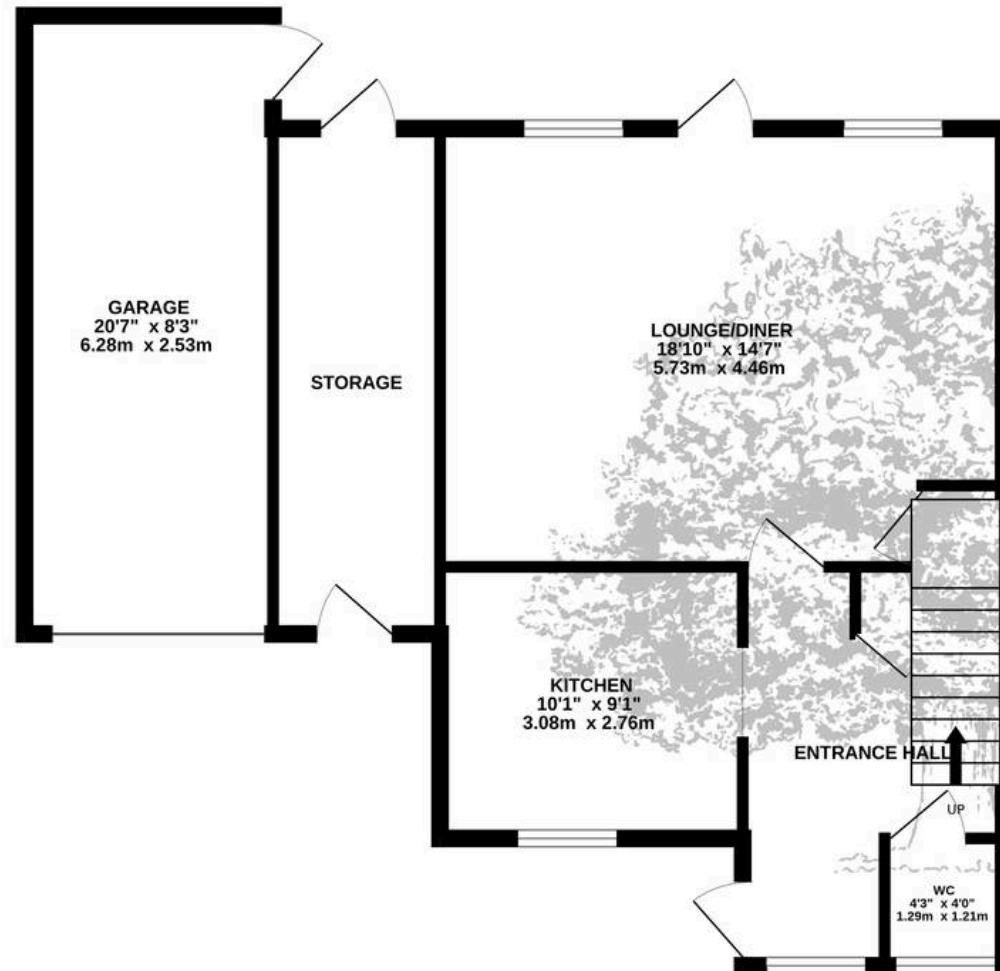
All main services. Double glazing and electric heating.



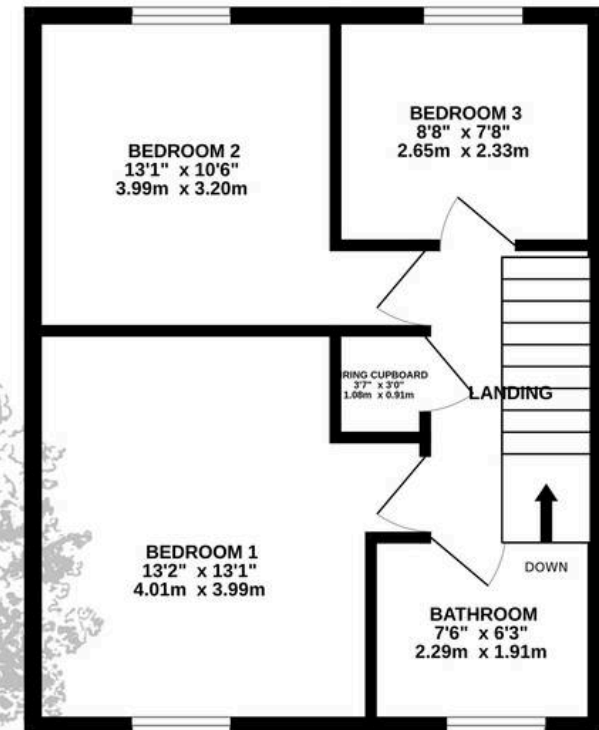




GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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