



10 Le Clos Saut Falluet, La Route Des Quennevais, St. Brelade

£765,000

BROADLANDS

FINDING YOU A HOME SINCE 1972

10 Le Clos Saut Falluet, La Route Des Quennevais

St. Brelade, Jersey

///dines.buzzing.listed Travelling along the Airport Road opposite the exit of Gama Aviation, turn into Clos Saut Falluet. Property is on the RHS.

- Large lounge diner
- Top-spec kitchen (2020)
- Secure front patio
- Integral garage with electric door
- Contemporary bathroom (2019)
- West facing garden & patios
- Three bed family house in St Brelade
- Driveway parking for 3/4
- Close to Les Quennevais School
- Please contact Andrew on 07797814422 or andrew@broadlandsjersey.com



10 Le Clos Saut Falluet, La Route Des Quennevais

St. Brelade, Jersey

///dines.buzzing.listed Travelling along the Airport Road opposite the exit of Gama Aviation, turn into Clos Saut Falluet. Property is on the RHS.

- Large lounge diner
- Top-spec kitchen (2020)
- Secure front patio
- Integral garage with electric door
- Contemporary bathroom (2019)
- West facing garden & patios
- Three bed family house in St Brelade
- Driveway parking for 3/4
- Close to Les Quennevais School
- Please contact Andrew on 07797814422 or andrew@broadlandsjersey.com



10 Le Clos Saut Falluet, La Route Des Quennevais

St. Brelade, Jersey

The spacious well presented accommodation comprises; entrance hall, cloakroom, desirable bespoke fully fitted kitchen, large lounge diner with double doors to the secure west facing garden & patios. Upstairs are three good size bedrooms (2 doubles 1 large single) all with fitted wardrobes & impressive house bathroom. To the front is another good size private patio, integral single garage plus driveway parking for 3/4 vehicles. To view this fantastic family home in a sought after St Brelade location. Contact the vendors sole agent to arranging a viewing today.





Living

Spacious lounge diner with direct access to the west facing garden. Bespoke fully fitted Mereway kitchen by Cutlers (2020).

Sleeping

Three good size bedrooms all with excellent fitted storage / cupboards. Stylish house bathroom (2019).

Outside

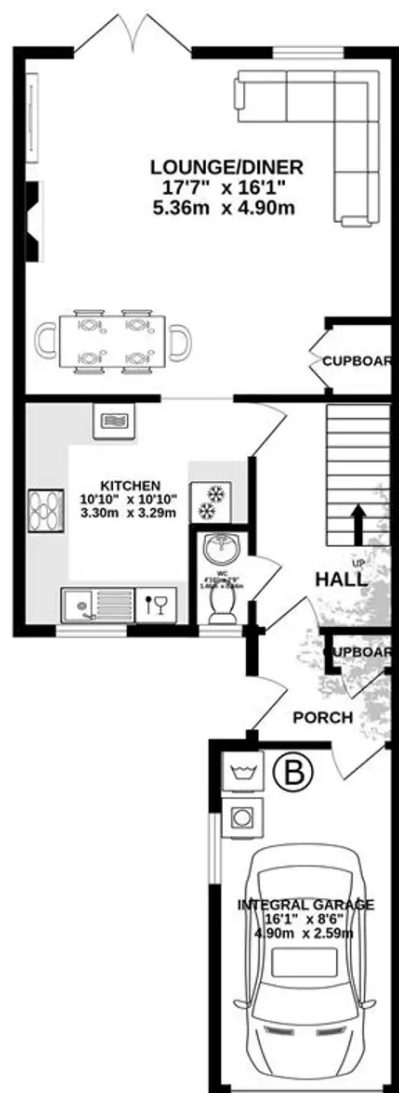
Good size west facing garden with two patios either end. Garden storage shed. Further secure patio to the front. Single garage with electric roller door (2019). Driveway parking for 3/4 vehicles.

Services

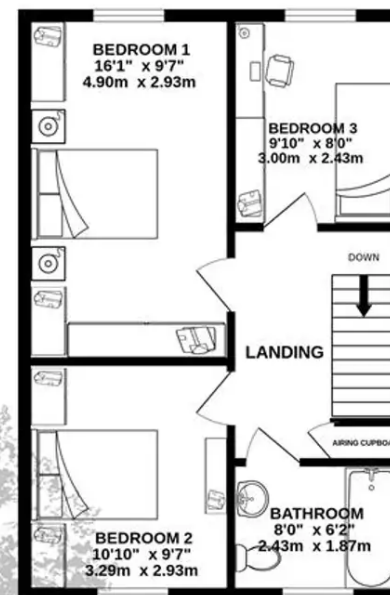
All mains (no gas). Fully double glazed. Wet electric heating via new E20 electric boiler (2019). Electric feature fireplace to lounge. Large boarded loft space with ladder. All new carpets throughout (2021). The exterior is scheduled to be redecorated in March & the vendors will have this undertaken at no additional cost & you can currently choose your own colour.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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.

Made with Metropix ©2023



Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880 770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972