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A HOME SINCE 1972



La Grande Hague La Rue Des Sapins, St. Peter
£1,750,000

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La Grande Hague La Rue Des Sapins

St. Peter, Jersey

Head north through St Peter's Village and take the second right after the 20 mph zone into La Rue Des Sapins. The house is a short way along on your right.

- Stylish 5 bedroom family home
- 22 foot living room
- Sizable kitchen/family room
- Good size garden & lovely outlook over fields
- Parking for 8 cars
- Flows beautifully - only 8 years old
- Lots of character
- Constructed by top local builder with great sagacity
- Close to shops, schools and bus stop
- Sole agent - contact Don 07829 917172 /
don@broadlandsjersey.com



La Grande Hague La Rue Des Sapins

St. Peter, Jersey

A 2,600 square feet granite home constructed 8 years ago by the owner of a local building company for his own family. Situated a short way along a quiet lane - yet close to shops, schools, restaurants and a regular bus route - the 5 bedroom, 3 bathroom property flows beautifully due to very clever design. The hub of the house is the 22 feet kitchen/family room which is a great place for gatherings and entertaining. There's a choice of two more reception rooms ; a similar size living room and a versatile second sitting room which works equally well as a playroom or office. Downstairs is a well equipped laundry room and separate cloakroom. Upstairs the main bedroom suite has his and hers wardrobes in the dressing room and an ensuite bathroom with four piece suite including bath and separate shower. The house has four further double bedrooms and two more bath/shower rooms - all spacious and finished to a very high standard. Foundations are in place for a 280 square feet orangery should the new owners want to extend the reception space. Outside is a good size garden and parking for 8 cars. Call the owner's sole agent now to view.





Living

Sleeping

Three double bedrooms on the first floor. The main bedroom suite has a good size dressing room and ensuite bathroom with bath and shower. A house bathroom serves the two remaining bedrooms on this level. Two further double bedrooms on second floor with a further house bathroom.

Outside

Secure, sunny garden laid to lawn with paved and patio areas, bordered by fields. Parking for 8 cars. Foundations already in place for a 280 square feet orangery.

Services

All mains excluding gas. Wet electric underfloor heating on the ground floor and in all bathrooms. Radiators on first and second floors. Cat 5 data wiring throughout.



GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



2ND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 2600sq.ft. (241.5 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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