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29 Lempriere Mews, The Vineries, La Route De Maufant, St. Saviour **BROADLANDS**
£725,000

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29 The Vineries Lempriere Mews La Route De Maufant

St. Saviour, Jersey

- Detached three bedroom home
- Spacious modern kitchen
- Living room/diner plus additional office / playroom
- Three good size bedrooms, two bathrooms
- Sunny south facing garden with lawn and large patio area
- Single garage with utility area, driveway parking for 1 car and additional visitor spaces
- Well presented throughout
- Convenient location with lovely country walks nearby
- Sole agent
- Please contact Joanna 07797887751 / joanna@broadlandsjersey.com



29 The Vineries Lempriere Mews La Route De Maufant

St. Saviour, Jersey

Well-presented detached three bedroom home offering versatile living space and a sunny south-facing garden, ideally suited to modern family life.

The property offers a spacious contemporary kitchen, complemented by a bright and airy living/dining room, which flows into an additional office/playroom, providing flexible space for home working or family use.

There are three well proportioned bedrooms (including large main bedroom), and two modern bathrooms.

Outside, the south-facing garden enjoys excellent sun and has a lawn and generous size patio area, perfect for outdoor dining and entertaining. Further benefits include a single garage with utility area, driveway parking for one car, and additional visitor parking.

Presented in excellent condition throughout, this home is in a fantastic location close to amenities at Maufant & St Martin, with lovely country walks close by.





Living

Modern fully fitted kitchen with breakfast bar, this leads through to the living room / diner with plenty of space for all the family. There is an additional reception room ideal as an office or playroom, with sliding doors to the garden.

Sleeping

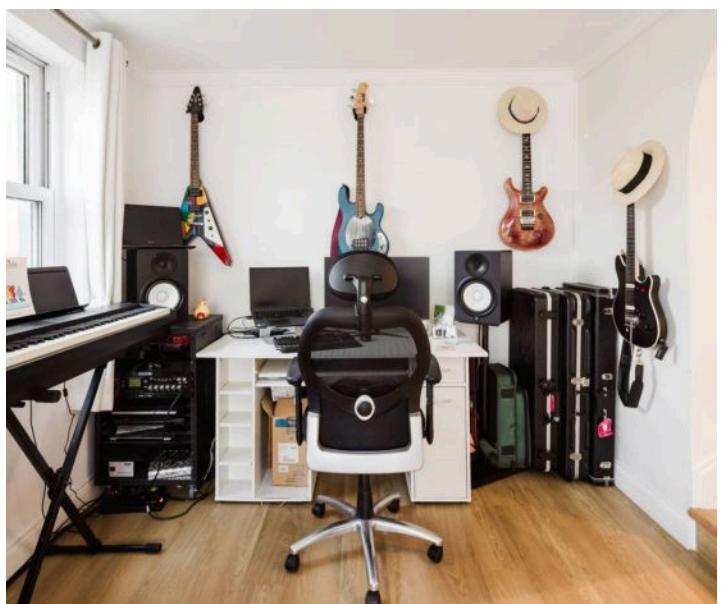
Three good size bedrooms including large main bedroom with fitted wardrobes. Two modern tiled bathrooms.

Outside

Good size sunny south facing garden with lawn and large patio. Single garage with utility space, designated parking with additional spaces for visitors.

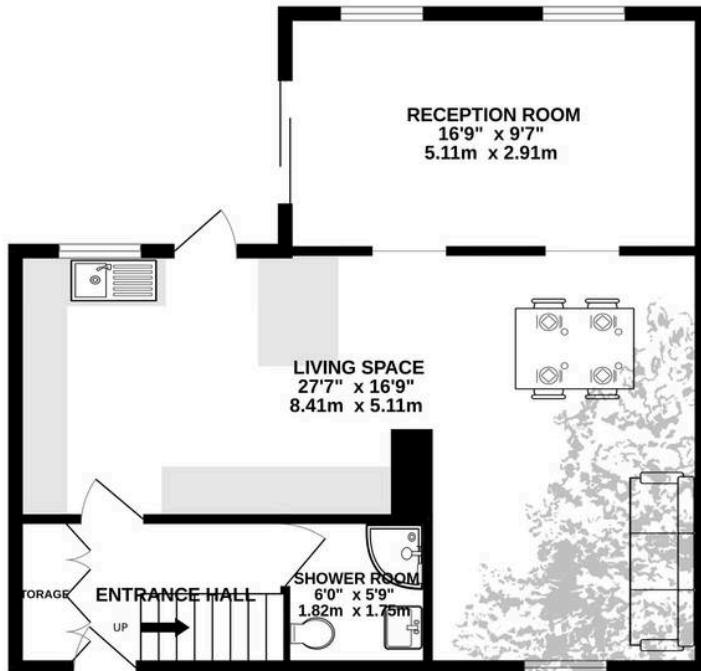
Services

Fully double glazed. Mains drains and water. Electric heating.

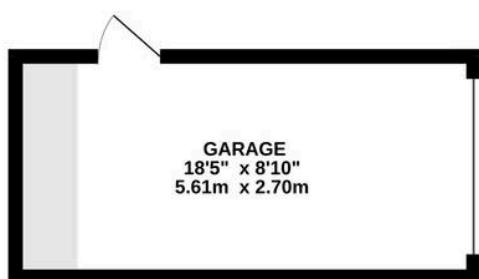
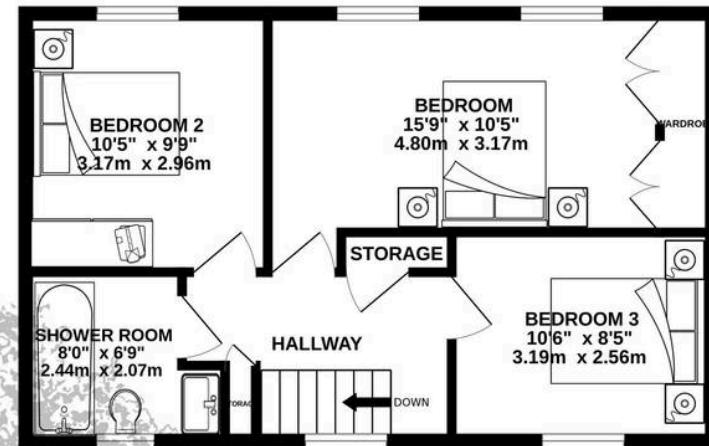




GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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