



27 Drydon La Rue De Causie, St. Clement JE2 6SR

Our Ref:Rf1645. Qualified. This is a perfect 4 bedroom family semi-detached home that has been well looked after and in excellent order throughout. Situated in a quiet country Clos and only a five minute walk to Le Bourg slip and beach. Briefly comprising on ground floor: large light and bright living room with arch through to dining room and open kitchen with a walk in pantry, downstairs bedroom (4) or study/2nd reception and cloakroom, access to integral single garage; 1st floor two large double bedrooms, a house bathroom (recently modernised) and a third bedroom (single). The property has three parking spaces, plus a single garage. Served by excellent bus routes on coast and inner roads, that are only a couple of minutes walk either way. Adjacent properties have extended above their garage, so scope to increase the internal living accommodation with the appropriate planning permissions. This is an excellent property ideal for a family and must be seen. Sole Selling Agent.

What3Words: classic.defend.restrict.

- 4 Bedroom Semi-detached property in quiet rural area
- Excellent Condition Throughout
- Integral Garage
- Perfect Family Home
- Local Shops nearby and Just a 5 minute walk to the Beach
- Sole Selling Agent

Asking Price £845,000

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ENTRANCE PORCH

LOUNGE

17'3x14'8 (5.26mx4.47m)

Light bright large living space with archway through to dining area. Stairs to 1st floor.

DINING ROOM

16'2x10'9 (4.93mx3.28m)

Ample room for a large family dining table and modern open plan living through to kitchen. Doors out to sunny enclosed garden.

KITCHEN

16'2x10'9 (4.93mx3.28m)

Fully fitted kitchen with integral appliances plus a walk in pantry.

BEDROOM 4/RECEPTION 2

9'11x11'8 (3.02mx3.56m)

Large double bedroom ideal for teenagers! or can be a second reception and used for home office working.

WC

3'3x6'8 (0.99mx2.03m)

GARAGE

10'6x16'10 (3.20mx5.13m)

Plenty of storage with boiler and plant work in corner of the single garage. there is further parking for 3 cars

Stairs to 1st Floor

HOUSE BATHROOM

6'9x6'4 (2.06mx1.93m)

recently installed modern bathroom suite

BEDROOM 1

9'11x9'8 (3.02mx2.95m)

Double bedroom overlooking rear of the property

BEDROOM 2

13'2x9'11 (4.01mx3.02m)

Light and airy double bedroom with fitted wardrobes

BEDROOM 3

7'1x9'11 (2.16mx3.02m)

Good size single bedroom

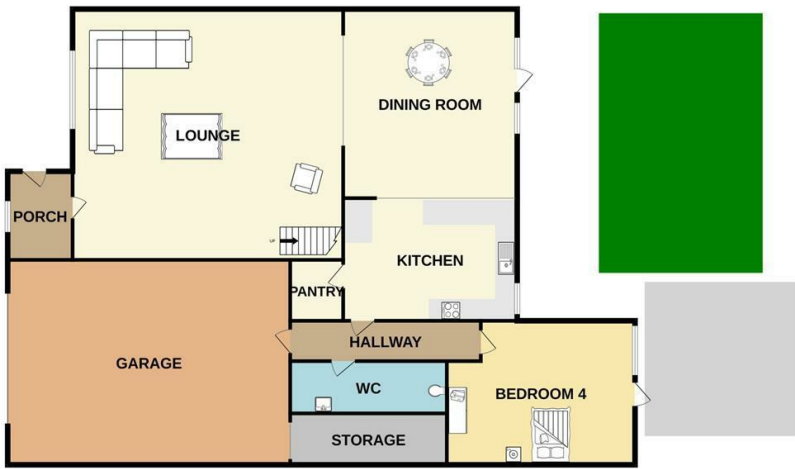
SERVICES

Electric central heating with a recently installed hot water tank and electrics all maintained to a high standard.





GROUND FLOOR



1ST FLOOR



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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