



### **3 Oakland Vineries, St Clement Jersey JE2 6RB**

Rf1444 - Qualified £555,000. This stunning semi-detached family home is tucked away in a cul-de-sac along a quiet lane. Being close to schools, the countryside and town it really does have everything a family could wish for. The current owners have spared no expense keeping the property up to date as the intention was to never move! With underfloor heating in most rooms along with a multi fuel burner this is a cozy home in winter and with the garden which is south facing being so private and easily maintained would definitely be somewhere you would want to come home and relax in during the summer months.

There are 3 bedrooms, bathroom, large living area, modern kitchen, cloakroom, garage and tandem parking for 2 cars. Parking to one side of the road is perfect for visitors if needed. Properties don't come onto the market like this very often so be quick! Sole Selling Agent.

- Stunning, Semi Detached House
- Lovely Quiet Close
- Private, South Facing Garden
- Garage + 2 Parking Spaces
- Oak Flooring with under floor heating
- Great Location for schools, Town and Beaches

**Asking Price £555,000**

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#### Entrance Hallway

11'2" x 5'11" (3.42 x 1.81)

Wooden flooring with under floor heating. Door to Living Room, Kitchen and Cloak Room

#### Cloakroom

WC, Hand Basin, window to side

#### Living Room/Dining Room

12'11" x 20'4" (3.94 x 6.20)

Lovely bright room with wooden flooring, underfloor heating, UPVC double glazed window to the front and Patio doors to the garden. Feature granite fireplace with multi fuel burner, fibre optic broad band

#### Kitchen

8'5" x 11'10" (2.57 x 3.63)

Range of wall and base units, tiled flooring, UPVC window and door to the garden. Stainless steel sink and drainer, built in fridge freezer, built in electric oven and hob, extractor hood, Plumbing for dishwasher

#### Staircase to 1st Floor landing

Door to bedrooms and bathroom, Loft hatch, UPVC window to side,

#### Master Bedroom

12'11" x 10'5" (3.95 x 3.19)

Wooden flooring with under floor heating, UPVC window to rear overlooking the garden

#### Bedroom 2

12'9" x 9'5" (3.90 x 2.88)

Wooden flooring with underfloor heating, UPVC window to front

#### Bedroom 3

9'11" x 8'1" (3.03 x 2.48)

Wooden flooring with under floor heating, UPVC window to rear over looking the garden

#### Bathroom

6'9" x 5'1" (2.06 x 1.57)

Tiled flooring, Fully tiled walls, Vanity unit with inset hand basin, Bath with mixer shower over, WC, UPVC frosted window to the front

#### Rear Garden

Lovely private south facing garden with sandstone paving, Door to garage and side gate entrance

#### Garage and parking

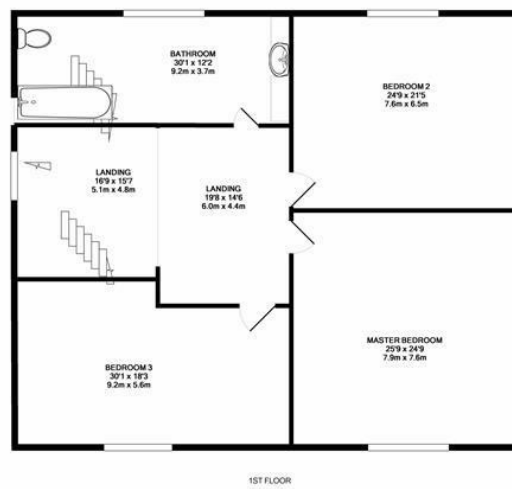
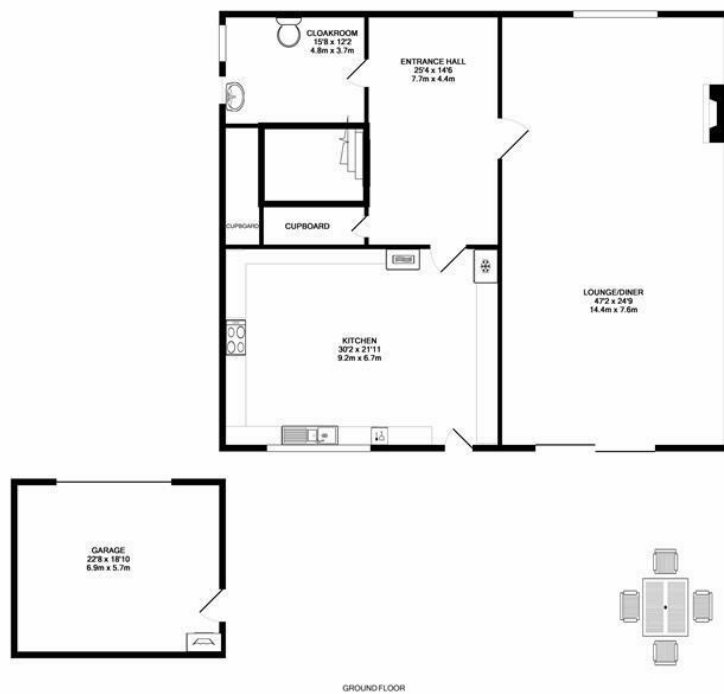
Garage with up and over door, Plumbing for washing machine, 2 off road parking spaces in tandem

#### Services

All electric, mains water and drains, fully double glazed throughout







Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is to be used as a guide only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency (see the guide).  
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