



La Sergine Mauresque La Rue De La Mare Ballam, St. John JE3 4EJ

Rf1445. Qualified. This charming granite home is simply full of character, the original cottage dating back to 1708 with a gorgeous, original fireplace and log burner at its centre-piece. In very good condition throughout the extended property has been well maintained over the years and offers very well proportioned accommodation over 2 floors. Location is absolutely key with this fabulous 3 bedroom, 3 bathroom home situated in the heart of St Johns village with the rear garden gate providing easy access to the village shops and amenities, centrally located offering easy access into St Helier, on a great bus route and also benefitting from many green lane and coastal cliff path walks nearby. The spacious accommodation benefits from a good size kitchen/breakfast room, a stunning large drawing/dining room in the original cottage plus a cloakroom on the ground floor. The spacious first floor landing leads to a large master suite with a dressing area and en-suite plus a large second bedroom, also en-suite along with a third bedroom and house bathroom. Externally the property benefits from easily maintained, landscaped, front and rear gardens laid to patio and chippings. Accessed via a shared driveway with only one other property there is also an integral double garage plus parking for 3 further cars. **EARLY VIEWING TRULY ESSENTIAL.** Joint Sole Agent.

- Gorgeous granite character cottage, parts dating back to 1708
- 3 bedrooms, 3 bathrooms
- Very good condition throughout
- Fantastic, central village location
- Double garage, parking and easily maintained gardens
- Joint Sole Agent

Asking Price £825,000

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ENTRANCE HALL

9'8 x 8'2 (2.95m x 2.49m)

With an oak staircase leading to the first floor, understairs storage/seating area, doors to

UTILITY ROOM

8'2 x 7'1 (2.49m x 2.16m)

With high and low level units, stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer and fridge/freezer, door to

DOUBLE GARAGE

19'4 x 15'3 (5.89m x 4.65m)

With a recently installed electric garage door, OFCH boiler, door to rear garden

KITCHEN/BREAKFAST ROOM

16'11 x 15'3 (5.16m x 4.65m)

With high and low level units, ceramic sink and drainer, integrated Zanussi dishwasher, a fabulous OFCH Aga, Philips electric oven, Brother microwave, ample space for a breakfast table.

CLOAKROOM

With WC and wash hand basin

Steps down to

DRAWING ROOM

27'10 x 15'2 (8.48m x 4.62m)

WOW! A stunning reception room full of character with an original granite fireplace dating back to 1708 and featured in Joan Stevens book with a log burner, door to front garden, ample space for a dining table. Just stunning!

Staircase up to a spacious first floor landing

With airing cupboard housing the hot water cylinder, access to the loft and doors to

MASTER BEDROOM SUITE

A fabulous suite comprising;

Dressing area, 7'4 x 6'1 with fitted wardrobes

En-Suite, mostly tiled with bath plus shower over, WC and wash hand basin

Bedroom, 17'11 x 11'6 with fitted wardrobes

BEDROOM 2

16'9 x 15'5 (5.11m x 4.70m)

A large, very bright and airy bedroom with fitted wardrobes

EN-SUITE

Mostly tiled with bath plus shower over, WC, wash hand basin, bidet and heated towel rail

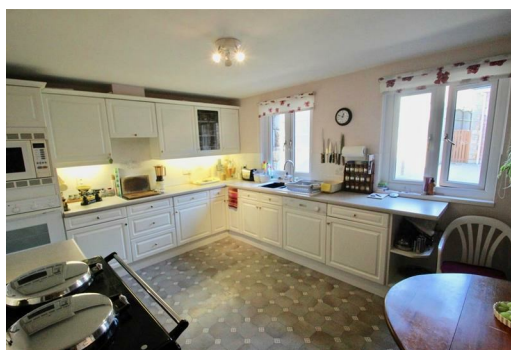
BEDROOM 3

11'3 x 10'2 (3.43m x 3.10m)

With fitted wardrobes

HOUSE BATHROOM

Mostly tiled with large walk in shower cubicle, WC, wash hand basin and heated towel rail.



OUTSIDE

Attractive, enclosed, landscaped and easily maintained rear garden mostly laid to patio and chippings with seating areas offering a high degree of privacy with mature and established surrounding trees and shrubs. Access to the village safely provided via Ville des Chenes.

Front garden, also very easily maintained and mostly laid to chippings with mature trees and shrubs.

Integral double garage plus further parking for 3 cars.

SERVICES

All Mains

Fully double glazed

OFCH



