



12 Le Pres Du Roi, St Clement Jersey JE2 6LB

Rf1446 - Qualified. Situated in a secluded private close in the popular parish of St Clement offering easy access to the local schools and amenities, close to beach and regular bus route, this 4 bedroom, 2 bathroom detached property provides generously appointed living space with the added benefit of a large conservatory and large private garden along with a separate garage and parking for at least 4 cars. The property is presented in walk in condition and briefly comprises of 4 bedrooms, one of which is en-suite, lounge, separate dining room plus a bright and sunny conservatory, large kitchen and separate utility room plus a large garage. All mains services though no gas. Double glazed, "wet" electric heating, fibre broadband and wired for sky. **VIEWING A MUST!**

- Detached 4 Bedroom, 2 Bathroom family home
- Private sunny garden plus sun terrace
- In good condition throughout
- Separate dining room PLUS Conservatory
- Close to local schools
- Garage and parking

Asking Price £720,000

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Entrance Hall

14'11 x 8'8 (4.55m x 2.64m)

WC

Lounge

16'9 x 12'9 (5.11m x 3.89m)

Large bright lounge with picture window overlooking the front of the property. Double doors to:

Dining Room

11'5 x 8'11 (3.48m x 2.72m)

Double doors to:

Conservatory

13'4 x 11'6 (4.06m x 3.51m)

Lovely bright sunny conservatory overlooking the large sunny rear garden

Kitchen

10'3 x 9'10 (3.12m x 3.00m)

Range of high and low level units with integrated appliances

Utility Room

8'6 x 12'8 (2.59m x 3.86m)

Fitted units, plumbed for washing machine and dryer

First floor:

House Bathroom

9'4 x 5'4 (2.84m x 1.63m)

Mostly tiled with bath, shower over, WC and WHB

Bedroom 1

13'7 x 9'3 (4.14m x 2.82m)

Master suite with a range of fitted units. Doors to sun terrace / balcony.

Door to:

En-suite

shower, whb, wc

Bedroom 2

16'1 x 8'5 (4.90m x 2.57m)

Currently utilised as an office / study. Sliding doors leading to sun terrace and balcony

Bedroom 3

9 x 7'8 (2.74m x 2.34m)

Bedroom 4

13 x 9'5 (3.96m x 2.87m)

Range of fitted units

Services

All mains, no gas. Wet electric heating

Outside

Large private sunny garden to the rear, large garage and plenty of parking





