

BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



3 THE PRIORY GRANDE ROUTE DE ST. CLEMENT, ST. CLEMENT, JE2 6GU

£570,000 | Freehold | Ref 212

- DELIGHTFUL GRANITE HOME WITH DISTANT SEA VIEWS
- WELL PLANNED FRONT & BACK GARDENS
- LOTS OF STORAGE
- PRESENTED IN PRISTINE CONDITION
- VERY SPACIOUS WITH 3 BEDROOMS & 2 BATHROOMS
- GARAGE PLUS DESIGNATED PARKING & AMPLE VISITOR SPACES
- LOVELY CONVENIENT LOCATION
- SOLE AGENT- CONTACT JOANNA 07797887751 OR ALLISON 07797750720

CHARMING 3 BEDROOM GRANITE HOME!

Situated in a lovely peaceful location, close to the beach at St Clement and on a good bus route towards Gorey or St Helier. Every inch of this home has been well thought through and designed by the current owners, with clever space-saving solutions such as a pull-down dining table in the kitchen and a hidden desk and beds in one of the bedrooms. Offering bright and spacious flexible accommodation, briefly comprising of; kitchen/diner, living room, downstairs W.C, two bedrooms and one bathroom on the first floor, plus a large master with en-suite and huge storage cupboard on the top floor. There is a pretty 'cottage style' rear garden and front garden laid to lawn, plus large single garage, designated parking and ample visitor parking. This home is presented in pristine condition, a real credit to the owners and won't be on the market for long. Please contact Joanna Sheppard on 07797887751 / joanna@broadlandsjersey.com or Allison Gale on 07797750720 / allison@broadlandsjersey.com or to book your appointment to view.

Entrance Hall



Doors to living room, kitchen and W.C.

Living room



Large living room overlooking front garden.

Kitchen



Range of high and low level country style units, with pull down dining table. Integrated appliances include, fridge/freezer, dishwasher, hob, extractor and oven.

W.C

Two piece suite comprising W.C and wash hand basin.

Stairs/1st floor landing

Doors to bedroom 2 and 3 and house bathroom. Storage cupboard.

Bedroom 2



Very large double bedroom, currently used as 2nd living room.

Bedroom 3

Large single bedroom with fitted wardrobe and pull down desk.

Bathroom

3 piece suite, comprising W.C, wash hand basin and bath with shower overhead.

Stairs/2nd floor landing



Door to master bedroom. Large storage cupboard.

Master Bedroom



Large double room with door to en-suite shower room.

En-Suite

3 piece suite comprising, W.C, wash hand basin and large walk-in shower.

Gardens



Pretty low-maintenance rear garden with mature planting and decked area for al-fresco dining. There is also a lawned front garden.

Parking

Large single garage plus designated parking space. Ample visitor spaces.

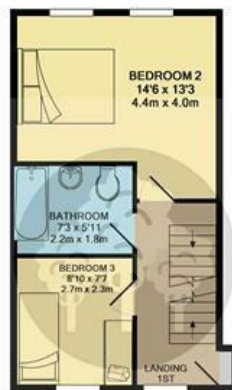
Services

Wet-electric heating.

DIRECTIONS: JT MAP 17 EE 22. Coming from town along the inner road, The Priory is on the left hand side just before St Clement's Church.



GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ. FT.
(35.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ. FT.
(35.9 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 360 SQ. FT.
(33.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1130 SQ. FT. (104.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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