



FINDING YOU A HOME SINCE 1972  
**B**

**2 Avranché Cottage, La Rue, St. Lawrence**  
**£1,325,000**

**BROADLANDS**  
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## 2 Avranche Cottage, La Rue

St. Lawrence, Jersey

Turn left in front of David Hick antiques and the property is a short distance up the road on the left hand side.

- Detached newly renovated 4 bedroom 3 bathroom house in the popular parish of St Lawrence
- Parking for 3 cars and a large tandem garage with ample storage
- Large wraparound south facing mature gardens
- Close to local amenities and local bus routes
- Vacant possession and no onward chain
- Sole agent
- Please contact Tony on 07797 726677 or [tony@broadlandsjersey.com](mailto:tony@broadlandsjersey.com)



## 2 Avranche Cottage, La Rue

St. Lawrence, Jersey

Briefly comprising of an eat-in kitchen, separate utility and WC, a large lounge and a superb sunroom overlooking the wraparound south facing gardens, there are 2 double bedrooms on the ground floor and a house shower room. On the 1st floor there are 2 double bedroom suites. Parking for 3 cars and a large tandem garage with ample storage space and mature gardens gives a feeling of space completes the property. Available with vacant possession and no onward chain.





### **Living**

Eat-in kitchen with range of high and low units and integrated appliances. Large lounge with double aspect windows. Stunning new sunroom with Atrium glazing and double doors to the garden. Separate utility room and house WC. Study/office area.

### **Sleeping**

Principal bedroom with en suite bathroom. Large double bedroom with en suite bathroom. On the ground floor there are 2 double bedrooms and a house shower room.

### **Outside**

Wraparound mature gardens and patio area's that benefit from all day sun. Large garden shed, greenhouse and superb vegetable patch. Water supply and electrics.

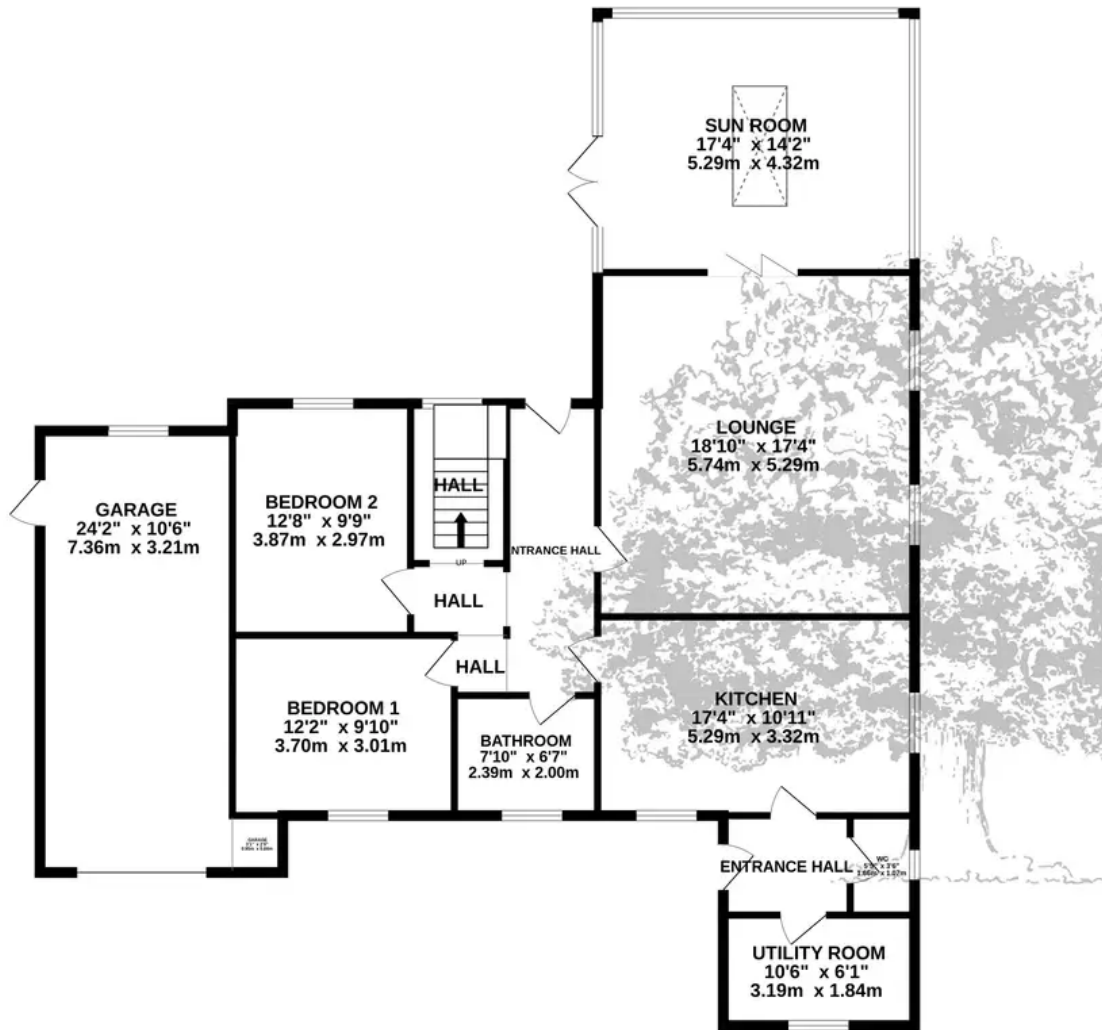
### **Services**

All mains. Air source heat pump. Wet under floor heating (ground floor). Fully double glazed. Fibre broadband. Hard wired for Sky. Water storage tank under garage for garden.

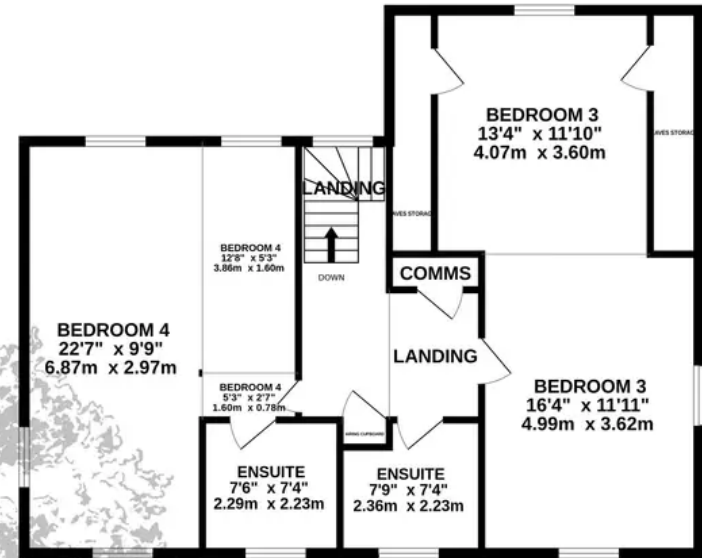




GROUND FLOOR  
1595 sq.ft. (148.2 sq.m.) approx.



1ST FLOOR  
953 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 2548 sq.ft. (236.8 sq.m.) approx.

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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## Broadlands

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