



FINDING YOU A HOME SINCE 1972
B

Eden House, La Rue des Friquettes, St Saviour
£1,095,000

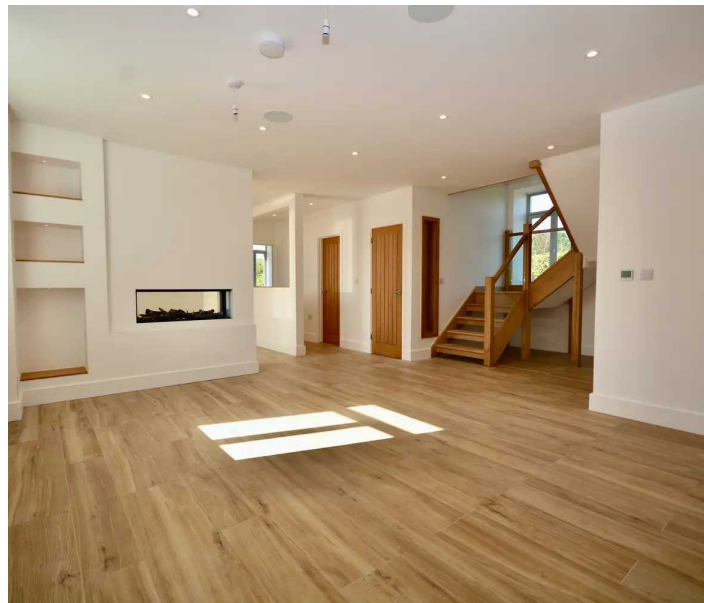
BROADLANDS
FINDING YOU A HOME SINCE 1972

Eden House, La Rue des Friquettes

St Saviour, Jersey

From Five Oaks heading in a northerly direction along La Grand Route de St.Martin, turn right into La Rue des Pigneaux and 'The Sunday School' is just in front on the RHS.

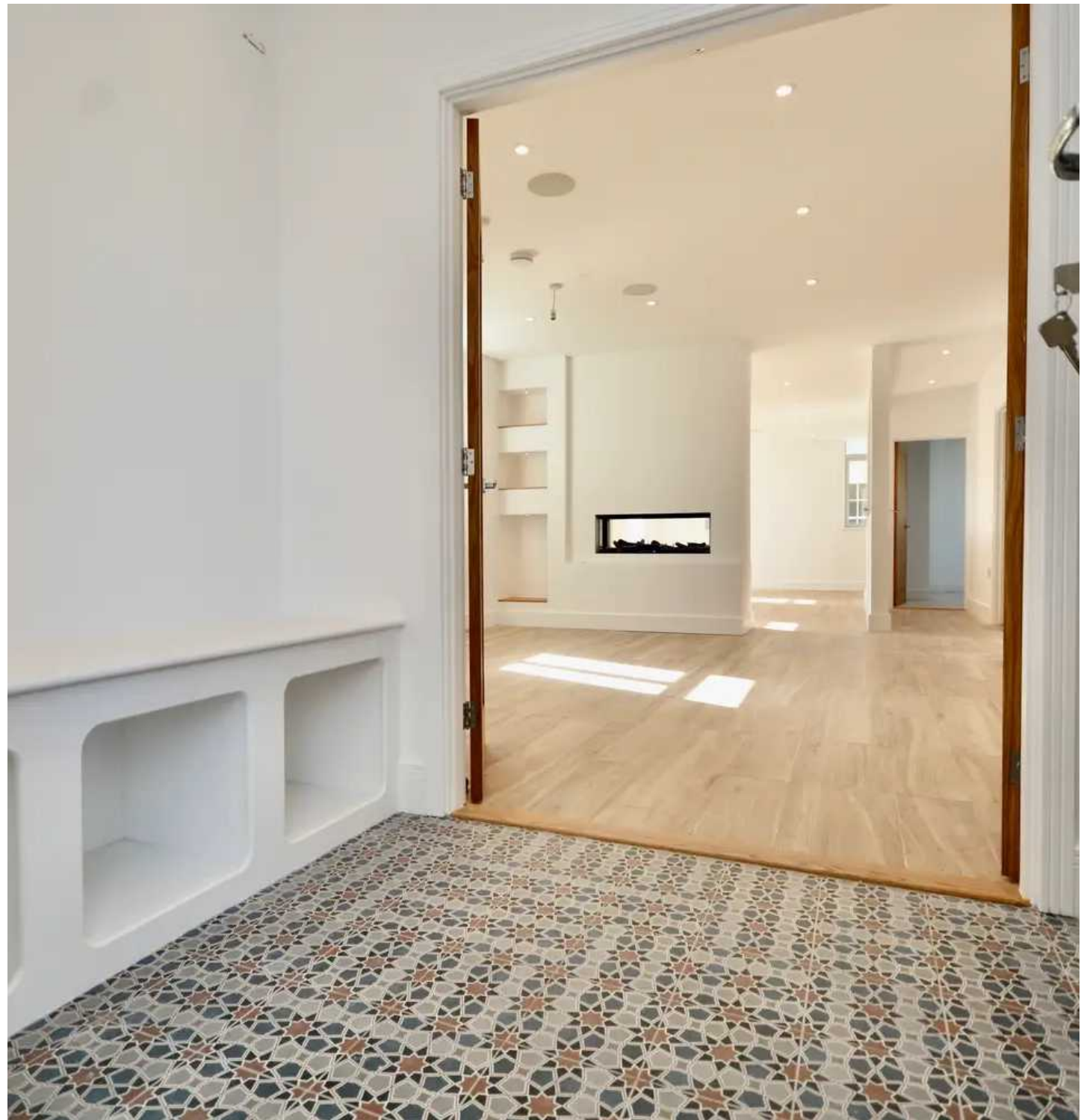
- 2100 sq ft of fully renovated top spec property
- Three double bedrooms, Two bathrooms (one ensuite)
- On-trend kitchen with center Island
- Snug / TV room
- Study
- Wine cellar
- Large utility
- South facing courtyard garden
- Garage plus parking for one
- Air source heat pump & underfloor heating
- Electric car charging port
- Convenient quiet rural location
- Close to St Michaels School
- Immediate vacant possession
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



Eden House, La Rue des Friquettes

St Saviour, Jersey

2100 sq ft of bright modern living spread over two levels and all finished off to an exceptionally high standard by renowned local builders. Briefly comprising; fully fitted on-trend kitchen with centre Island and seating opens via bifold doors onto the courtyard garden, living room with feature double-sided electric fireplace, dining room, separate snug / TV room, wine cellar, study, cloakroom and large utility. To the 1st floor there is a primary ensuite plus two further good size double bedrooms and house bathroom. Outside is a sunny secure south facing courtyard garden, garage and additional parking space with electric car charging port. Further parking available on street. Located on a quiet lane on the outskirts of St Saviours, not far from St Michaels School and close to the various shops, supermarkets and amenities of Five Oaks. This former Sunday School is now a beautiful low maintenance modern home having been completely taken back to the four walls and rebuilt to high modern standards, ensuring it remains efficient and cost effective to run. Heating is provided by an air source heat pump and underfloor heating operates throughout. WiFi video intercom system. Wireless in ceiling speakers. Comes with 12 month contractor warranty and reasonable snagging. To arrange a viewing of this impressive high-tech property contact Broadlands the vendors agent today.





Living

Separate fully fitted kitchen with quality integrated appliances including; twin fridges and separate twin freezers, twin ovens, induction hob, wine fridge and Zip instant all in one filtered, boiling and chilled tap water system. Living room with feature double-sided electric fireplace, dining room, snug / TV room, wine cellar, study, cloakroom and separate utility.

Sleeping

Three double bedrooms and two bathrooms (one ensuite).

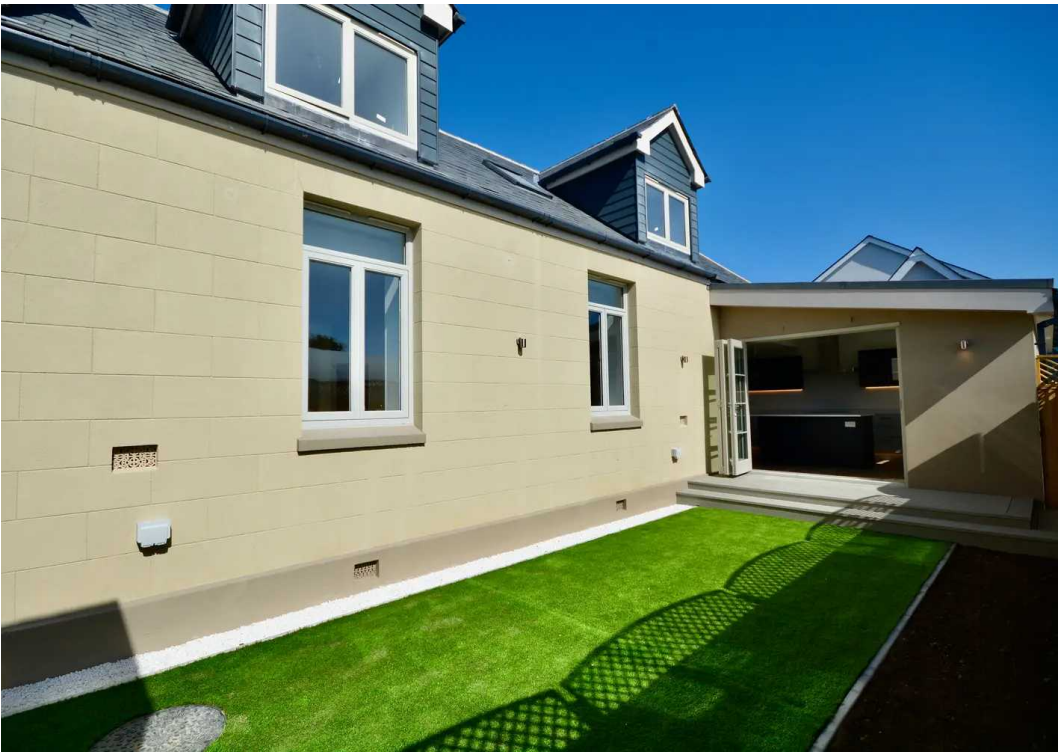
Outside

Sunny south facing courtyard garden. Mostly laid to faux grass and with large border. Parking to driveway for one vehicle plus another in the garage. Further on street parking available.

Services

All mains (exc gas). Fully double glazed. Air source heat pump and underfloor heating. Electric car charging port.



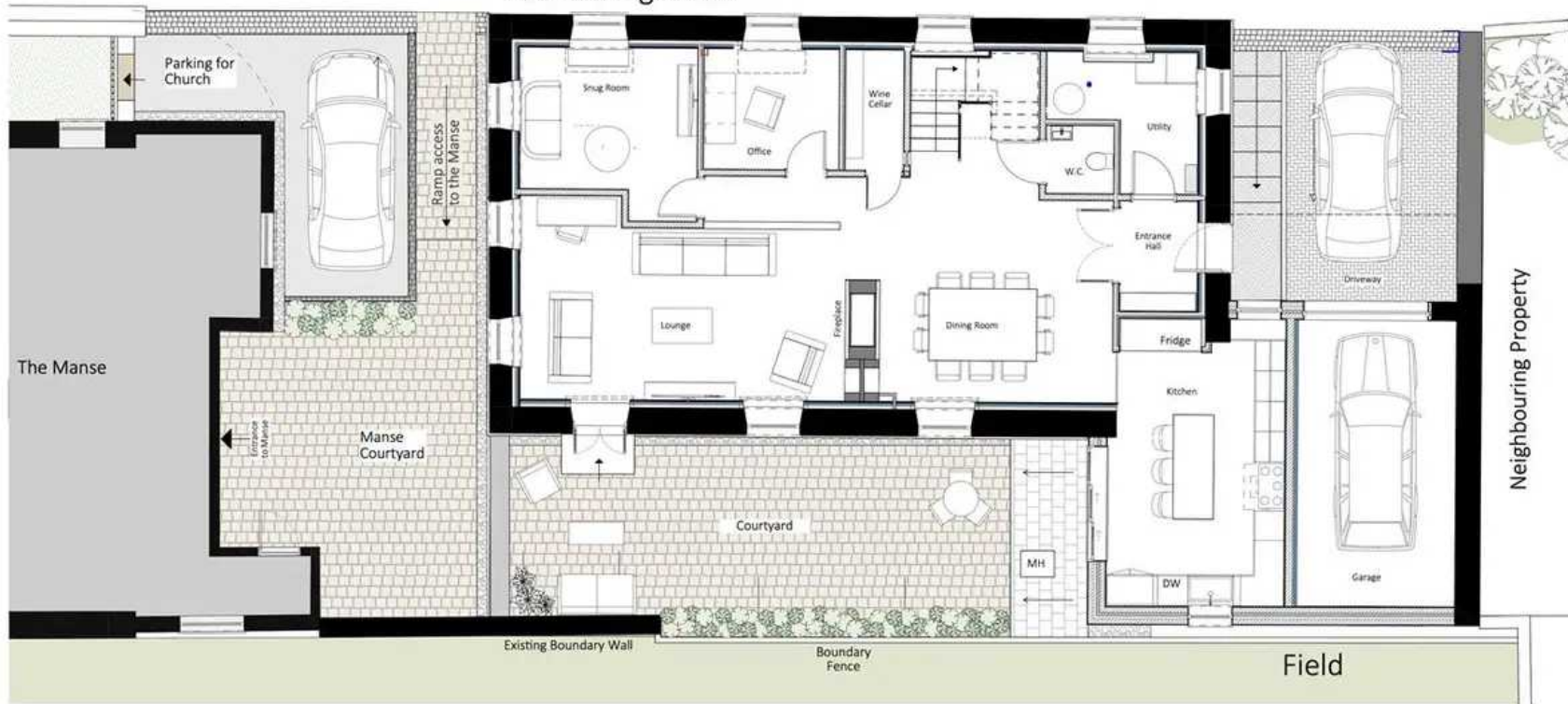








Rue des Pigneaux



Sunday School - Ground Floor

1:100



Sunday School - First Floor

1:100



Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972