



20 Clos du Ruisseau, La Grande Route De St Martin, St. Martin
£785,000

BROADLANDS

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20 Clos du Ruisseau, La Grande Route De St Martin

St. Martin, Jersey

Turn into Maufant Village next to the youth center, take the second left onto Clos du Ruisseau, and follow the road. Follow the road and take the first right, the house is on the right hand side.

- First time buyers only
- Bright and spacious 4 bedroom family home
- Large eat-in kitchen and separate lounge
- Sought after parish of St Martin
- Low maintenance private garden
- Single garage and driveway parking for 2 cars
- Sole agent
- Contact James on 07829835076 or james@broadlandsjersey.com



20 Clos du Ruisseau, La Grande Route De St Martin

St. Martin, Jersey

Immaculate very spacious home located at the edge of a quiet close. The accommodation comprises; large kitchen/diner, good size living room with log burner and cloakroom on the ground floor. Four bedrooms and two bathrooms over first and second floors, ideal for the growing family or having plenty of space for guests to come and stay. At the rear is a huge astro turf lawned garden with patio area perfect for al-fresco dining, single garage, plus parking for 2 cars.

In a great location, close to the co-op at Maufant, Royal St Martins, and lovely country walks.

Available to first time buyers only.





Living

On the ground floor and off the hallway is the large eat in kitchen plus separate lounge that has double doors out to the garden, cloakroom and under stairs storage cupboard.

Sleeping

On the first floor there are 3 bedrooms and the main bathroom, 2 really good sized doubles with plenty of space for wardrobes and then also a single bedroom. Stairs to the top floor where you will find the stunning primary bedroom, en-suite shower room and huge storage cupboard.

Outside

West facing private, fully enclosed low maintenance garden. Patio area and then astro turf lawn, perfect for entertaining. Single garage and parking for 2 cars on the driveway in front of it. Plenty of visitor parking in the development.

Services

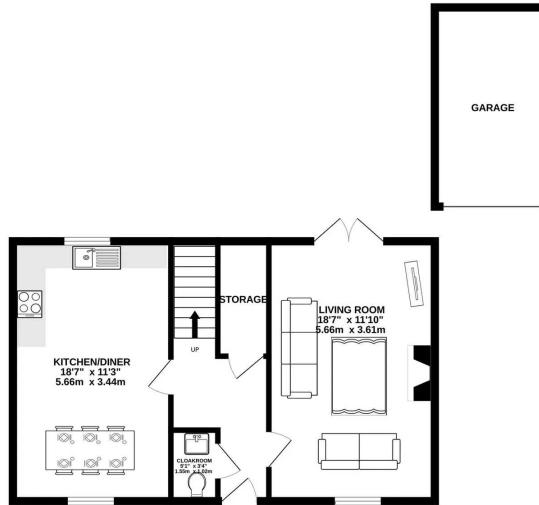
All mains services, no gas. Fully double glazed. Electric heating. Service charge of approx £45 per month for the close, includes maintenance of communal areas, communal gardening and contribution to sinking fund.



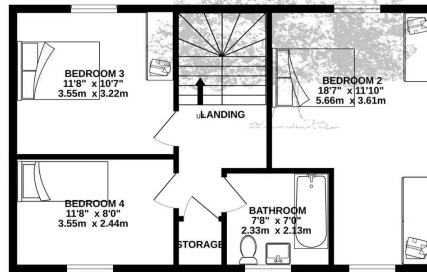




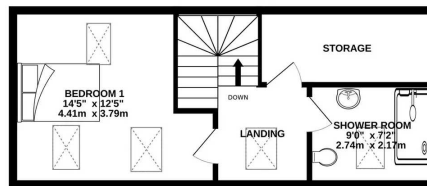
GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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