



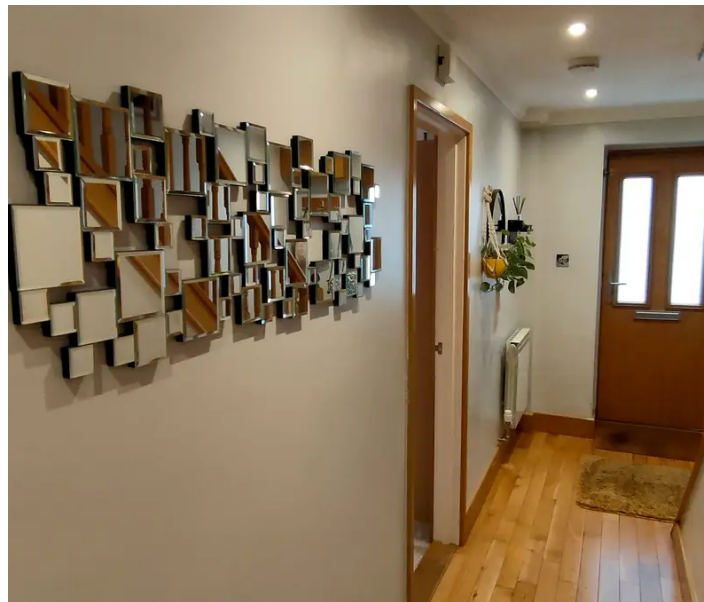
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13 Le Clos De La Fontaine, Mont Fallu, St. Peter
£760,000

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13 Le Clos De La Fontaine, Mont Fallu, St Peter

- Spacious family home
- Fantastic open plan living room / kitchen / diner
- Three bedrooms and two bathrooms
- Enclosed garden and patio
- Three parking spaces
- Visitor parking
- West is best!
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



13 Le Clos De La Fontaine, Mont Fallu, St Peter

Improved and updated by the current owners the accommodation comprises twenty-six foot living / dining /kitchen, three bedrooms, two bathrooms and a cloakroom. Outside an enclosed garden is a great space for relaxing and dining, and three parking spaces ensure there's room for friends to park when they pop in to see you.

Features include a glass panelled wall between the landing and main reception room, fully fitted kitchen with centre island and granite worktops and engineered wooden flooring in the hallways, landing and main reception room. All windows to the front have been replaced with new fittings including integrated blinds.





Living

Twenty six foot living / dining room / kitchen with double doors leading to Juliet balcony. Fully fitted kitchen with centre island and appliances including hob, double oven, microwave, fridge freezer, wine fridge and washer / dryer Cloakroom.

Sleeping

Two bedrooms and bathroom on the ground floor. Main suite on top floor with ensuite.

Outside

Enclosed garden mostly laid to lawn with patio and decked area. Three designated parking spaces and visitor parking.

Services

All mains. Gas central heating. New windows to front all with integrated blinds. Boiler replaced five years ago.

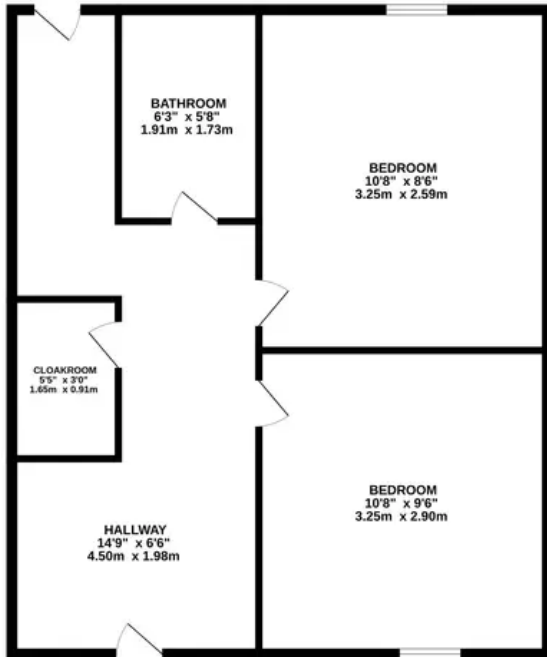
Education

The house is in the catchment area for St Peter Primary and Les Quennevais Secondary Schools.

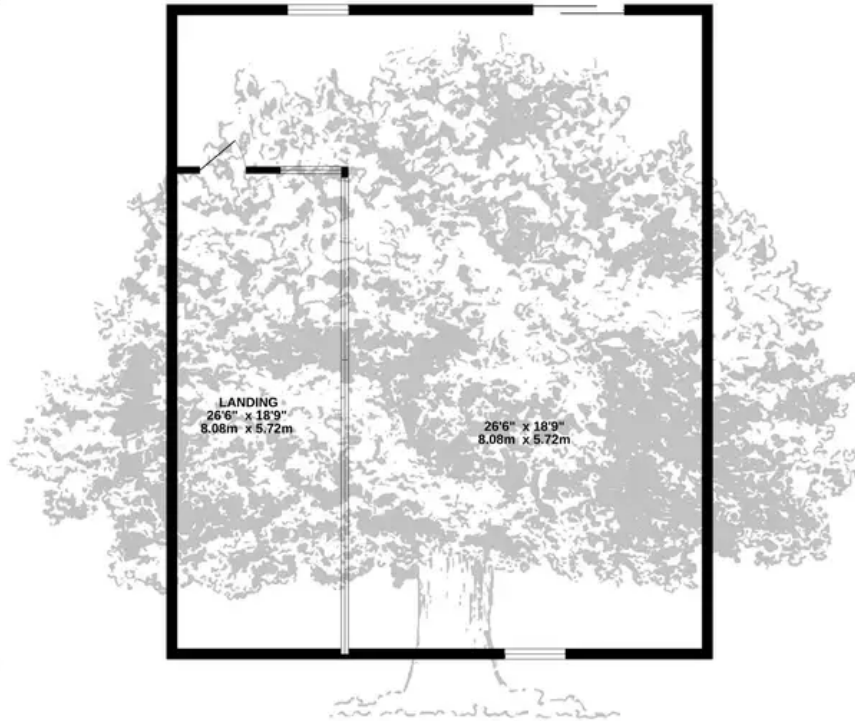




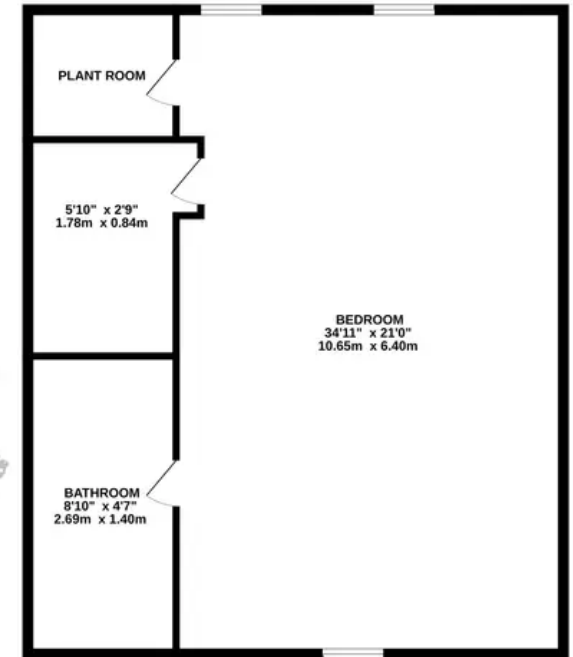
GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



2ND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 3043 sq.ft. (282.7 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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