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SINCE 1972  
**B**



**4 Le Grand Pre, La Rue Maraval, Grouville**  
**£925,000**

**BROADLANDS**

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## 4 Le Grand Pre, La Rue Maraval

Grouville, Jersey

- Delightful 3 bedroom bungalow within walking distance of Gorey
- Conveniently situated, moments from the Royal Golf Club, local primary school, pub and on a frequent bus route
- Living room with open fireplace and double doors to the garden
- Modern fully fitted kitchen with breakfast bar
- Large sunny rear garden with beautiful views over wildlife reserve
- Driveway parking for 4/5 cars
- Fully insulated workshop/shed
- Potential to extend if required
- Quietly located on a private drive
- Sole agent
- Please contact Allison on 07797 750720 or [allison@broadlandsjersey.com](mailto:allison@broadlandsjersey.com)



## 4 Le Grand Pre, La Rue Maraval

Grouville, Jersey

This delightful 3 double bedroom bungalow, conveniently located within walking distance of Gorey, presents an ideal opportunity for downsizers and families alike. Situated just moments from the Royal Golf Club, a local primary school and the Pembroke pub, this property offers both convenience and tranquillity. The living room boasts an open fireplace and double doors leading to the garden, creating a bright and inviting space. The modern fully fitted kitchen features a breakfast bar, perfect for casual dining. The property includes a large sunny rear garden with picturesque views over a wildlife reserve, as well as driveway parking for 4/5 cars. Additionally, a fully insulated workshop/shed provides ample storage space. With the potential to extend if desired, this bungalow is quietly tucked away on a private drive, adding a sense of exclusivity. Contact Nigel on 07797718233 or Allison on 07797750720 for your appointment to view.





### **Living**

Very good size lounge / diner with separate kitchen.

### **Sleeping**

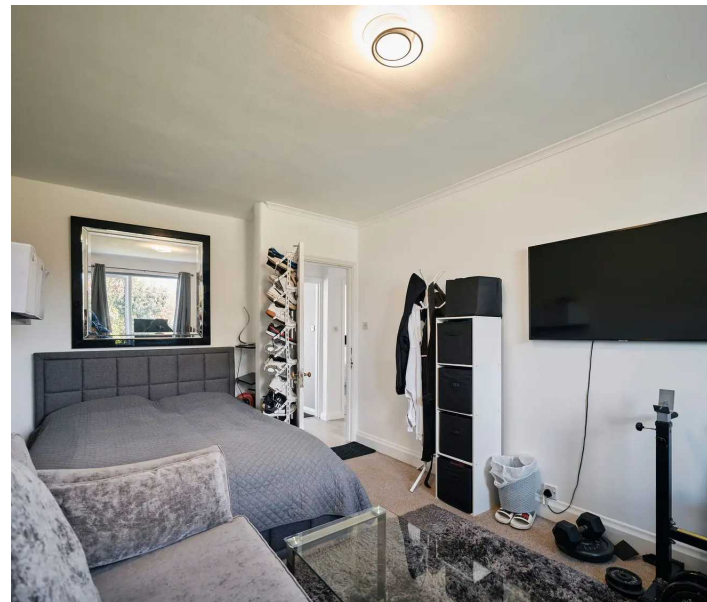
3 Double bedrooms, house bathroom and separate cloakroom.

### **Outside**

Delightful mature garden overlooking countryside. Huge freestanding workshop/ shed which is fully insulated. Garden is extremely private. Plenty of parking to the front of the house.

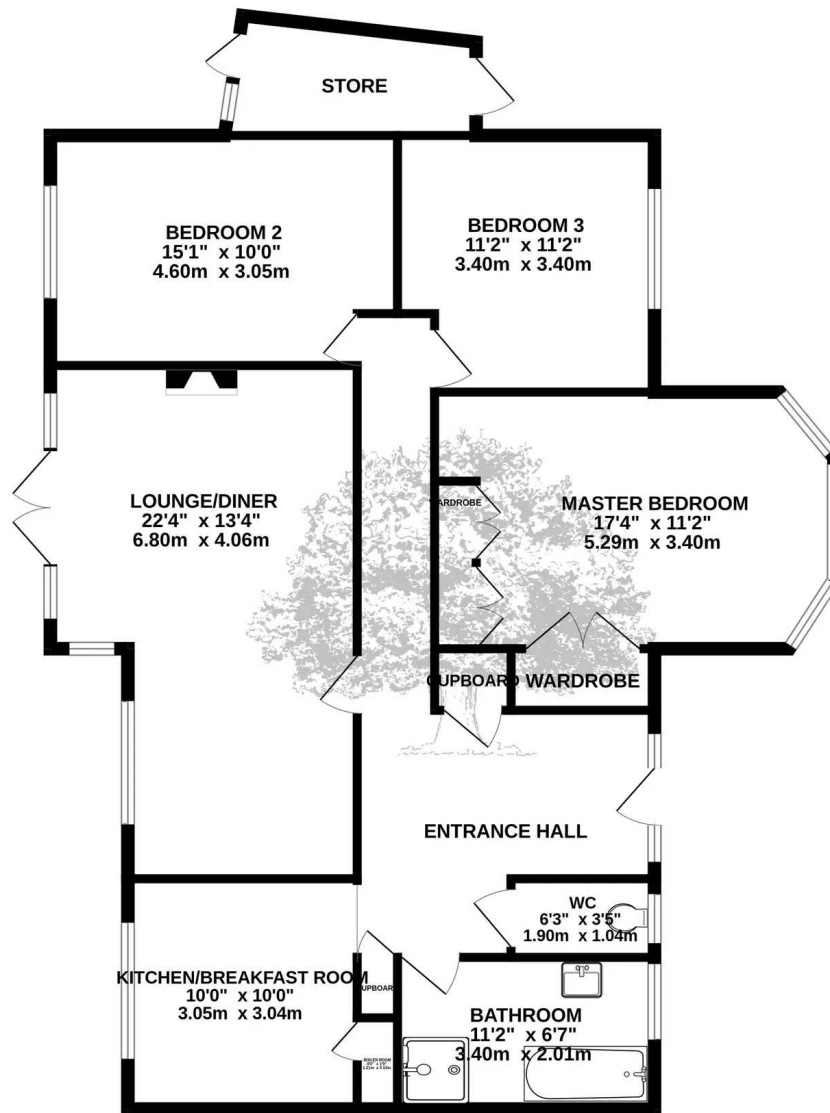
### **Services**

All mains ( no gas ) Oil fired central heating and full double glazing.





GROUND FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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