



**Rose Cottage, La Ruelle De Patier, Patier Lane, St. Saviour**  
**£795,000**

**BROADLANDS**  
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# Rose Cottage, La Ruelle De Patier, Patier Lane

St. Saviour, Jersey

As you enter Patier Lane, follow the road to the end as the road turns to the left continue into La Ruelle de Patier, it is the last house on the left hand side.

- Charming and superbly presented spacious cottage 1,559 sq. ft
- 4 double bedrooms, 2 bathrooms
- Conveniently located for large selection of primary and secondary schools
- Kitchen with breakfast bar and utility room
- Ideal for the Andium first step scheme
- 2 receptions
- Low maintenance patio garden
- Garage and parking for 2
- Please call Doug 07700702585 / [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



## Rose Cottage, La Ruelle De Patier, Patier Lane

St. Saviour, Jersey

Superbly presented four bedroom cottage, tucked away to suit tranquility and convenience. The property is light and airy throughout and is 1,559 sq. ft of quality home. The property is ideal for the Andium first step scheme and is positioned for close access to a large range of primary and secondary schools.

Downstairs, the property offers you a generous living room with a feature fireplace, dining room, modern fitted kitchen with full range of integrated appliances and a breakfast bar which overlooks the patio garden to the rear. There is also use of a utility room plus a downstairs bathroom. Upstairs you have four double bedrooms and a house bathroom. A low maintenance patio garden, ideal for relaxing and entertaining. The property has a single garage and two additional parking spaces.

Hidden away at the end of a quiet lane in St Saviour this beautiful property is full of charm and character and ideally positioned for a short commute to town with easy access to local schools.







### **Living**

Generous lounge with feature fireplace, dining room, kitchen with full range of integrated appliances and breakfast bar, utility room.

### **Sleeping**

Four double bedrooms and two bathrooms.

### **Services**

All main services. Oil fired heating Main drains and water

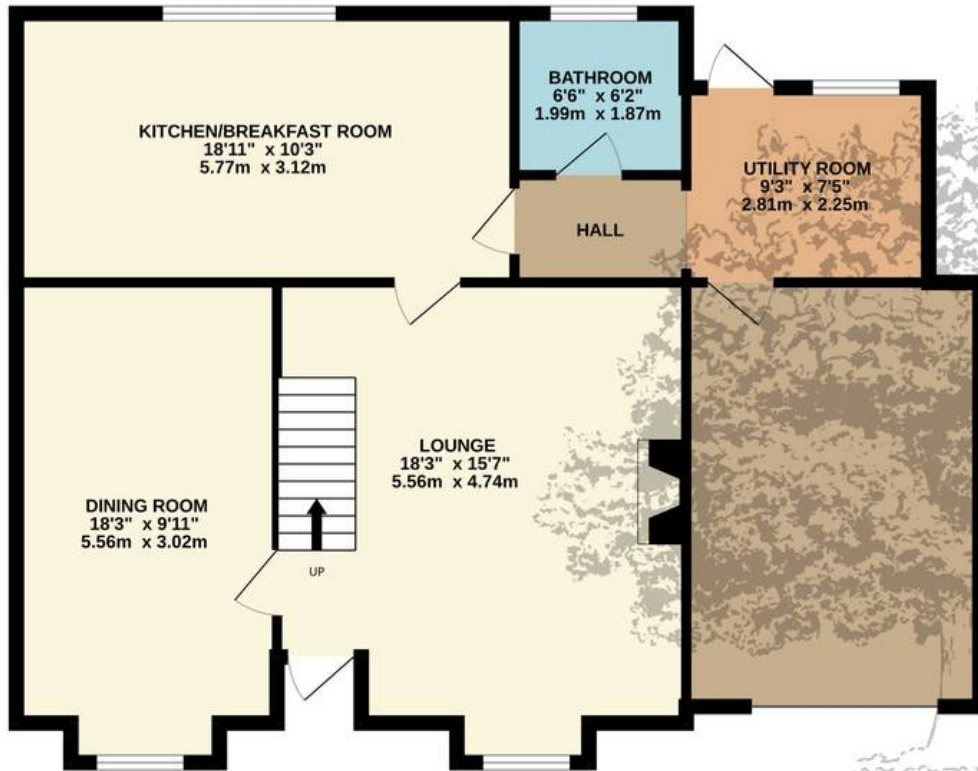




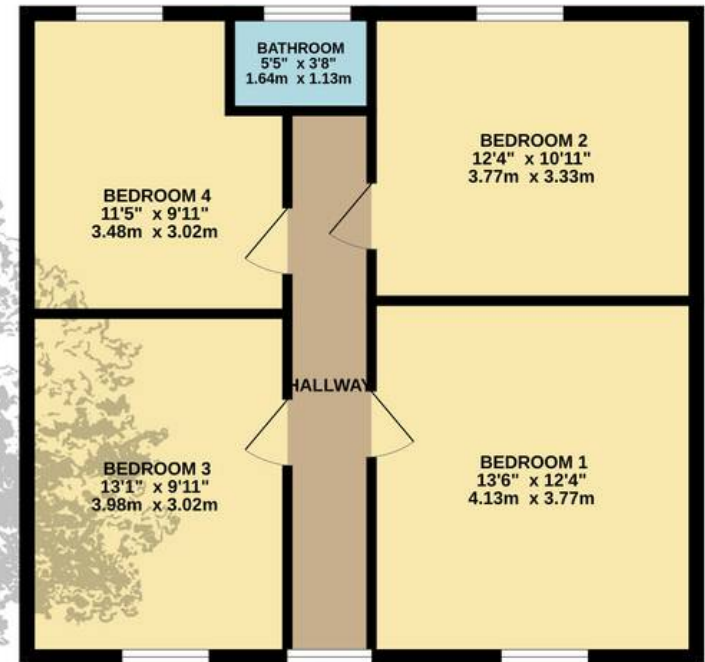




**GROUND FLOOR**  
936 sq.ft. (87.0 sq.m.) approx.



**1ST FLOOR**  
623 sq.ft. (57.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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