



Haere Mai, 11 La Petite Ruelle, St. Lawrence
£795,000

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Haere Mai, 11 La Petite Ruelle

St. Lawrence, Jersey

- Situated at the end of a private residential Clos
- Quiet rural location in St Lawrence
- Four bedroom family home
- Extended reception spaces
- Fully enclosed patio and lawn garden at the rear
- Driveway parking for 3 cars
- No onward chain
- Sole agent
- Contact James on 07829835076 or james@broadlandsjersey.com



Haere Mai, 11 La Petite Ruelle

St. Lawrence, Jersey

Nestled at the end of a residential Clos in St Lawrence, this 4 bedroom home has been sympathetically modernised and extended with no expense spared. The extended reception spaces on the ground floor provide ample room for a growing family.

The property boasts a fully enclosed patio and lawn garden at the rear and the driveway provides parking for up to three cars

Surrounded by lush greenery and located in a quiet rural setting with country walks on your door step. This one is not to be missed.





Living

Both the lounge and kitchen / diner run the whole depth of the property having been extended providing ample space for a growing family. The lounge has an extra space, ideal as a play area and for hiding toys. The bespoke kitchen has fully integrated electric appliances and enough space for a breakfast bar and 6 seater dining table. The separate utility space has a front and rear door to the garden. Off the main hallway facing the garden is an ideal office space and to it a cloakroom.

Sleeping

On the first floor landing doors lead to all 4 bedrooms, 2 doubles and 2 singles. The modern main bathroom is the middle of the house and has plenty of space for a 4 piece suite.

Outside

Paved private driveway at the front of the property with parking for 3 cars. Doors from the lounge and utility room lead you to the enclosed patio and raised lawn garden space.

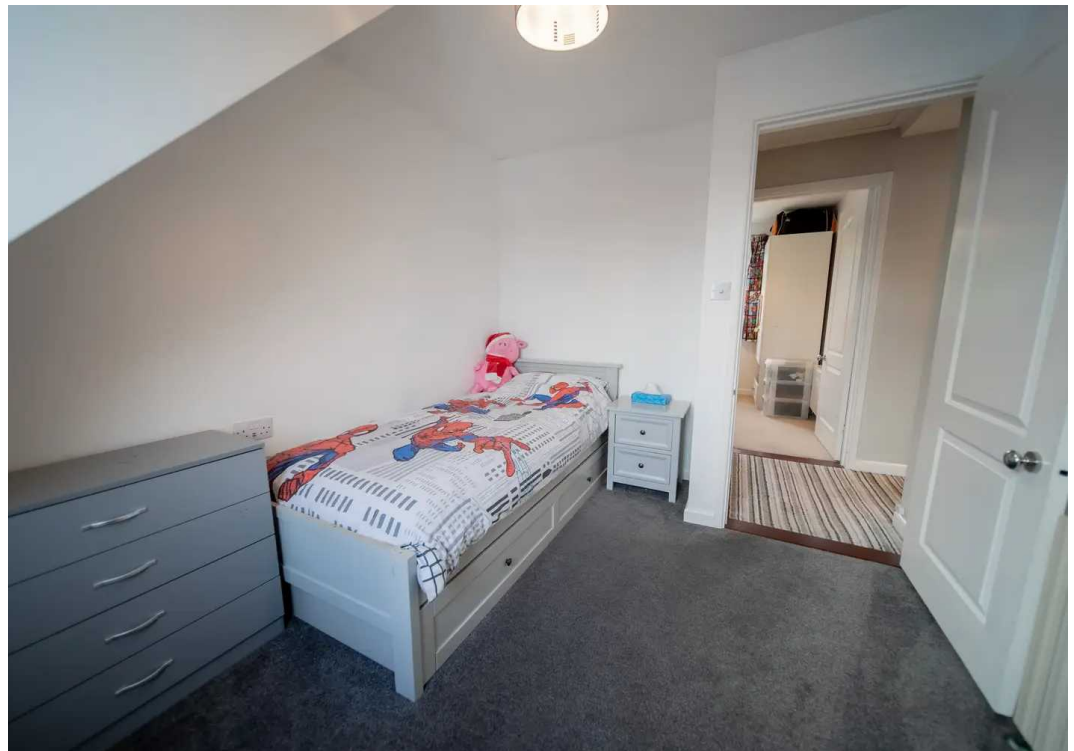
Services

All mains services, excluding gas. Oil fired central heating. Fully double glazed.

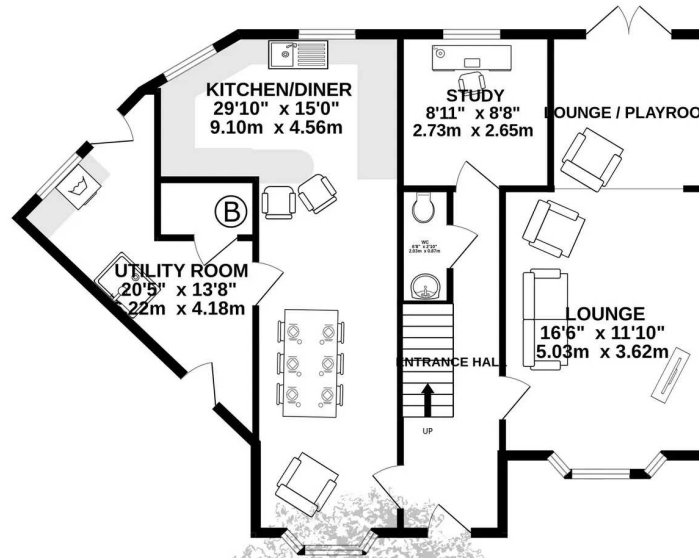




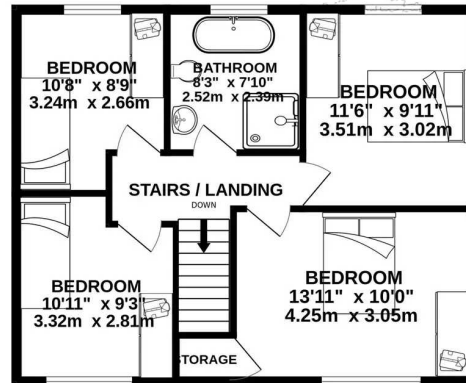




GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 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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