



**9 La Place Le Boutillier, Le Clos D'avoine, St. Brelade**

Guide Price **£875,000**

**BROADLANDS**

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# 9 La Place Le Boutillier, Le Clos D'Avoine

St. Brelade, Jersey

Heading towards Corbiere take the left hand slip road toward the prison and then turn immediately left before the carpark.

- Garage linked 3 bedroom house
- Highly sought after location
- Garage and carport parking for 2 cars
- Large study or 4th bedroom
- Large corner plot maintenance free patio gardens with all day sun
- Enclosed garden chalet with Jacuzzi hot tub
- Sole agent
- Contact Tony on 07797726677 or [Tony@broadlandsjersey.com](mailto:Tony@broadlandsjersey.com)





## 9 La Place Le Boutillier, Le Clos D'Avoine

St. Brelade, Jersey

Immaculate 3 bedroom home in a popular close in St Brelade and in walk-in condition with cliff walks, Corbiere and Beauport bay close by. Offering bright and spacious accommodation including a large conservatory linking the kitchen to the extensive rear maintenance free gardens attracting all day sun, 3 double bedrooms with the principal bedroom benefitting from an en suite bathroom and walk-in dressing room and a house bathroom. On the ground floor there is a separate study that could become a 4th bedroom, a bright sunny lounge and WC, carport parking for 2 cars and a single garage plus ample visitor parking. The rear gardens have recently been upgraded with modern decking, raised planters and easi-grass and benefits from a large enclosed chalet housing a jacuzzi hot tub, an early viewing of this delightful family home is recommended by the owners Sole agent.







### **Living**

Bright and sunny lounge. Fully fitted country style kitchen. Large conservatory with double doors overlooking the rear garden. Separate study/family room or could be a 4th bedroom.

### **Sleeping**

Principal bedroom with an en suite bathroom and walk-in dressing room. 2 double bedrooms with a family bathroom with walk-in shower and bath.

### **Outside**

Extensive rear low maintenance patio gardens featuring decking area's,easi-grass,water features,mature planting with raised beds and a large wooden chalet with a superb hot tub and most importantly receiving all day sunshine.

### **Parking**

Covered carport with 2 tandem parking spaces. Single garage with rear door access to the gardens. Ample visitor parking spaces.

### **Services**

All mains (no gas). Oil fired central heating. Fully double glazed. Fibre Broadband. Minimal communal charge (circa £25.00 Pcm).











## Broadlands

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