



**26 Le Clos Le Breton La Rue De Deloraine, St. Saviour**

Asking **£785,000**

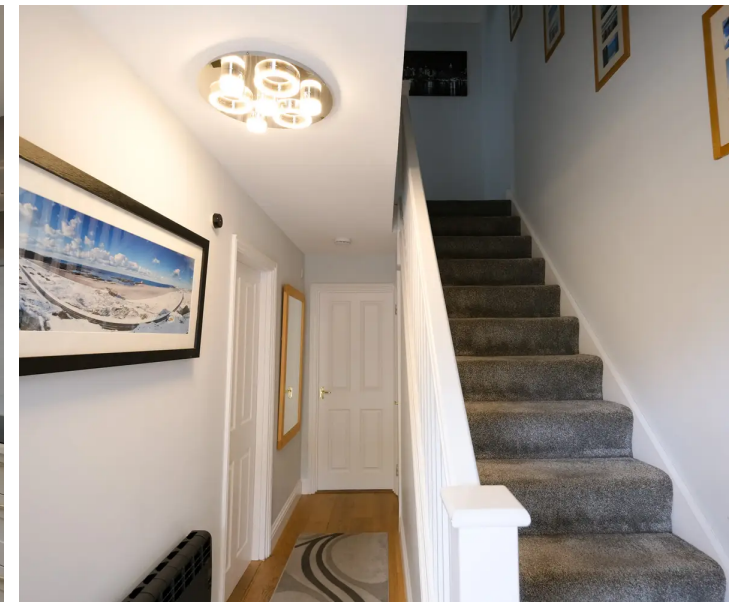
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## 26 Le Clos Le Breton La Rue De Deloraine

- Comfortable family home in popular location
- First time buyers
- Relaxing living room with doors to garden
- Spacious eat in kitchen
- Four bedrooms with main ensuite
- Versatile room ideal as a study or playroom
- Secure garden
- Parking for two cars plus permit for a visitor parking space.
- Communal Play Zone
- Close to schools, shops, petrol station and gastropub
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



## 26 Le Clos Le Breton La Rue De Deloraine

A family home - available to first time buyers - located in a popular close with four bedrooms perfect for a growing family.

The accommodation on three floors comprises entrance hall, living room, kitchen/diner, four double bedrooms - the main being ensuite - house bathroom and study/playroom. To the rear is a secure, garden with large summer house perfect as a 'man cave' or sewing room.

There is plenty of parking available in addition to the two spaces outside the house. Each property has a further space for use by visitors. A fully equipped play area for younger children is located at the front so not far to go if your little one needs to burn off some energy.







### **Living**

Spacious living room with window and double doors to garden. Fully fitted eat-in kitchen with integrated appliances including hob, extractor, double oven, fridge, freezer and dishwasher. Fitted seating area and tiled flooring. Window to front. Versatile room on top floor currently used as a study.

### **Sleeping**

Three good size bedrooms on the first floor and main bedroom suite - with shower room - on the top floor. House bathroom on first floor.

### **Outside**

Sunny garden laid to stone with planters housing a selection of shrubs to bottom. Parking for two cars plus permit for a visitor parking space.

### **Services**

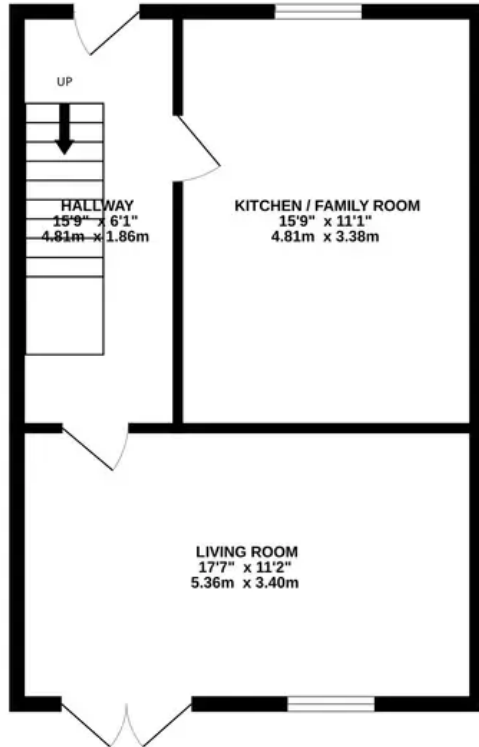
All mains excluding gas. Fully double glazed and wired for fibre and satellite. Service charge £150 per quarter covers communal gardening.

### **Education**

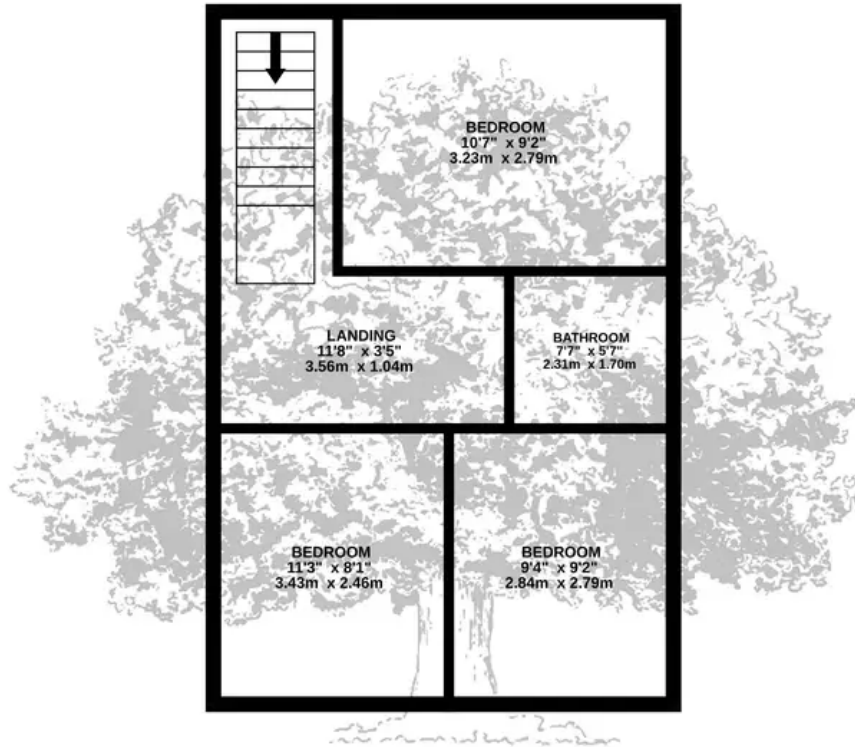
The house is in the catchment area for Grands Vaux primary and Grainville secondary schools.



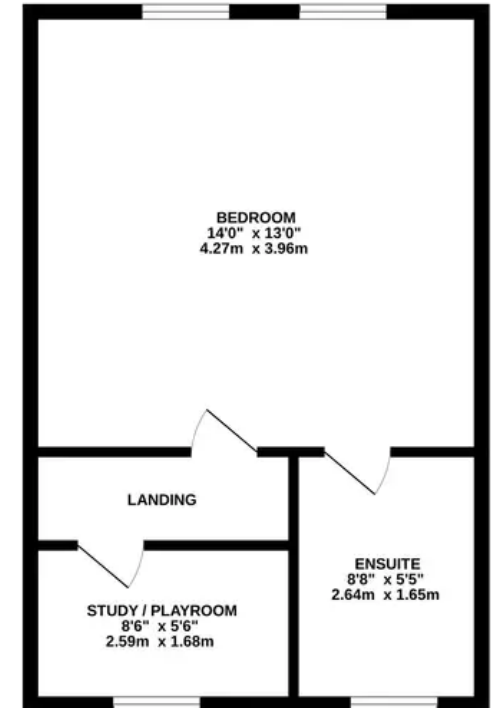
GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (128.0 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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