



## Lone Oak, Le Mont Nicolle, St. Brelade

Guide Price £1,195,000

# BROADLANDS

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# Lone Oak, Le Mont Nicolle

St. Brelade, Jersey

- Immaculate detached home
- Over 1700 sq ft of accommodation
- 3/4 Bedrooms
- 2 Bathrooms
- Quiet lane location
- Walking distance of primary school
- Enclosed manageable garden
- Parking for 3/4 cars
- Please call Nigel on 07797718233 / [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)





# Lone Oak, Le Mont Nicolle

St. Brelade, Jersey

Presented in “as new” condition, this spacious detached family home is a credit to it’s current owner. Modern and bright with large rooms throughout the living areas that flow seamlessly on the ground floor and out to the garden.

The kitchen is well appointed with Neff appliances throughout including full length fridge, full length freezer, two ovens, hob, extractor and dishwasher. There is also a recently fitted Bosch washing machine. Double doors which fold right back lead the the 27 feet lounge/diner. There is a study on the ground floor which can be used as a bedroom, plus there is plenty of storage.

Upstairs are three generous double bedrooms with the main suite featuring a whole wall of wardrobes. All designed for maximum natural light with a Velux window above the central staircase.

Located on a peaceful 15mph lane just up the hill from the railway walk and close to great schools. A short stroll will take you to a bus stop for the frequent number 15 bus.

Ready to move in, book your appointment to view, call Nigel Hurst on 07797 718233 or email [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)







### **Living**

Entrance hall with staircase to first floor. Study /bedroom 4 with fitted wardrobes. Fabulous eat in kitchen with all integrated appliances. Double doors to lounge / diner. Lounge / diner opening to garden. Access down both sides of the house.

### **Sleeping**

Three double bedrooms at first floor level with main suite benefitting from an en suite. Built in wardrobes. All in pristine order. Hatch to loft space with plenty of storage.

### **Services**

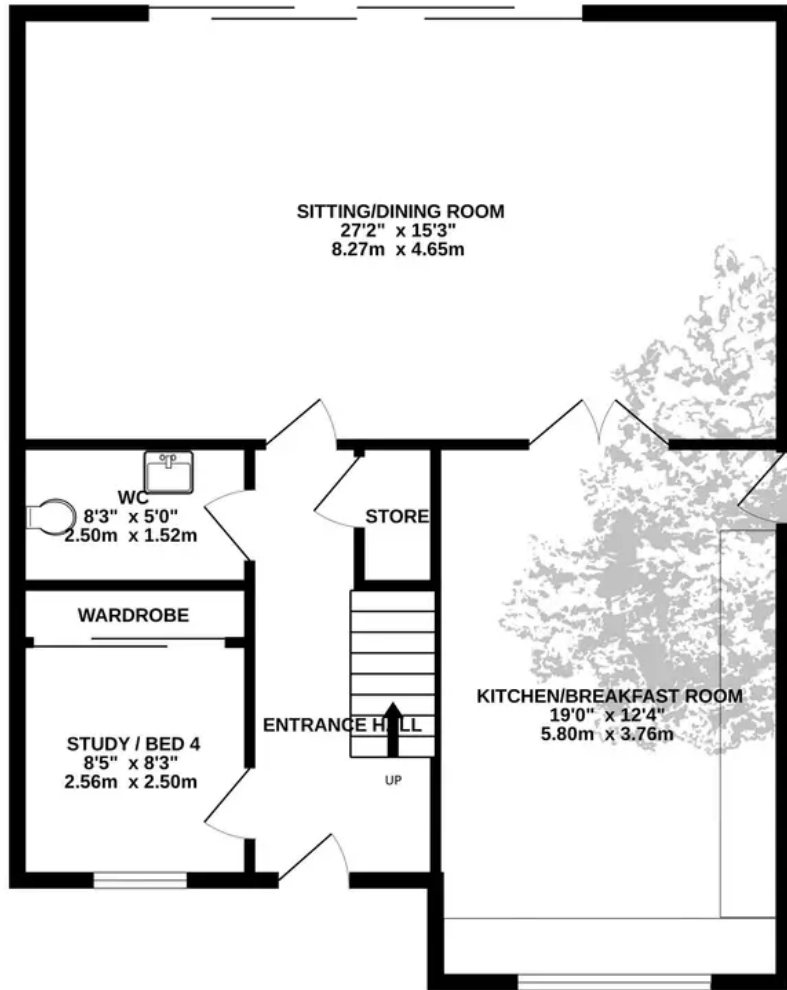
All mains ( no gas ) wet electric heating with underfloor downstairs and radiators upstairs.



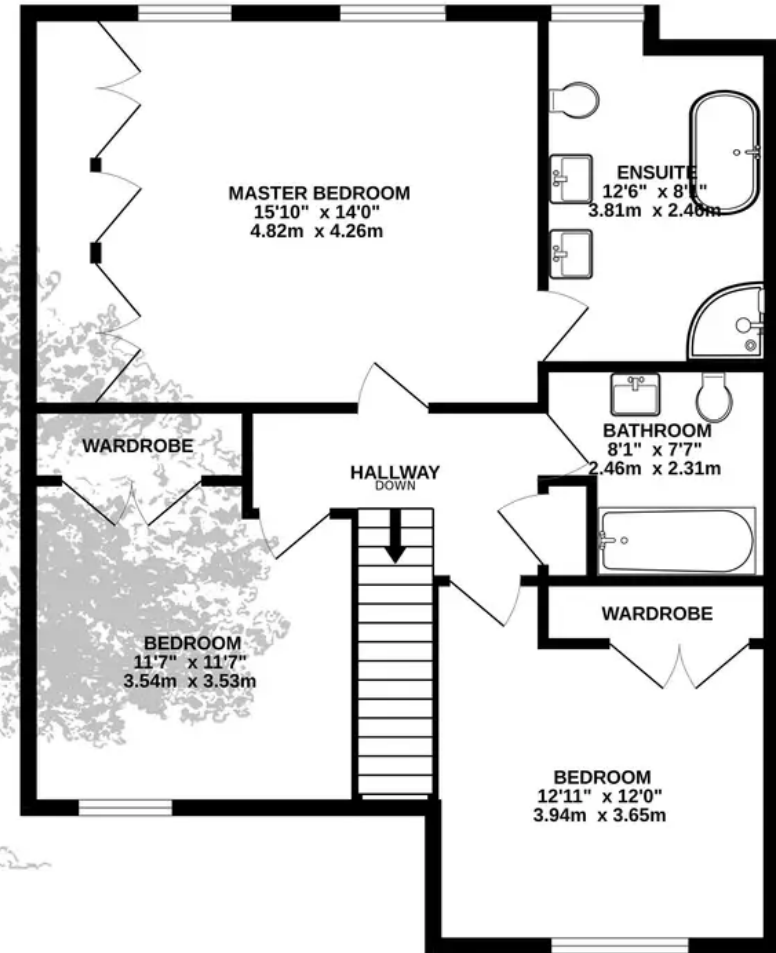




GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1709sq.ft. (158.8 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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