



**Hideaway, 12 Clos Du Feuivre La Grande Route De St. Martin**

Asking **£745,000**

**BROADLANDS**

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## Hideaway, 12 Clos Du Feuvre La Grande Route De St. Martin

- Extended three bed family home
- Larger plot than most due to its position in the close
- Two reception rooms
- 19 foot living room
- Fully fitted kitchen
- Versatile second reception room
- Walk-in condition
- Large, secure sunny garden
- Parking for 4 cars
- Popular location
- Close to food stores, gastropub and petrol station
- Sole agent
- WhatsApp Don 07829 917172 / [don@broadlandsjersey.com](mailto:don@broadlandsjersey.com)



## Hideaway, 12 Clos Du Feuvre La Grande Route De St. Martin

A spacious family home that's been extended, located in a popular location at Maufant. Possibly the largest plot in the close, the house has been fully upgraded, and is presented in walk-in condition.

The accommodation comprises lobby, entrance hall, living room, kitchen, second reception room - currently used as an office - utility, three bedrooms, bathroom and cloakroom.

To the rear, a large enclosed garden provides enough space for the children to play whilst you sunbathe, or eat on the sizable patio. There's parking for four vehicles to the front plus a second patio large enough for a table and chairs or generous shed or similar.





### **Living**

Nineteen foot living room with large picture window and double doors to garden. Recessed lighting. Fully fitted kitchen with high and low level units and integrated appliances including induction hob, extractor, double oven, dishwasher and fridge/freezer. Tiled floor and window to front. Versatile second reception room currently used as an office would work equally well as an additional bedroom or playroom. Cloakroom with basin and WC.

### **Sleeping**

Main bedroom with fitted wardrobes along one wall. Window to rear. Second bedroom with window to front. Third bedroom with corner wardrobe and window to rear. Bathroom with three piece suite comprising bath with shower over, basin and WC. Fully tiled walls and floor. Window to front.

### **Outside**

Spacious enclosed garden comprising large patio leading to lawned area to rear. As this is one of the largest plots - if not the largest - in the close, the garden allows for several different layouts. Parking for four cars to the front.

### **Services**

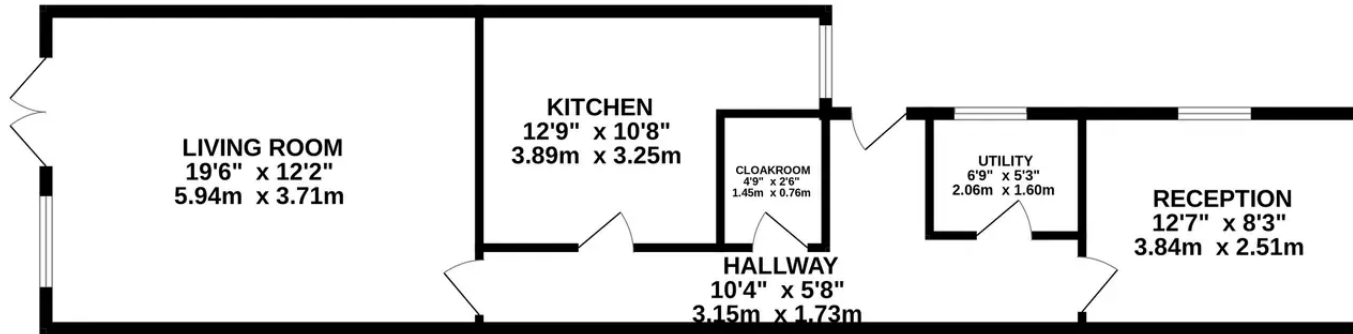
All mains excluding gas. OFCH. Vehicle electric charge point recently installed. Fully double glazed. Wired for satellite and fibre.

### **Education**

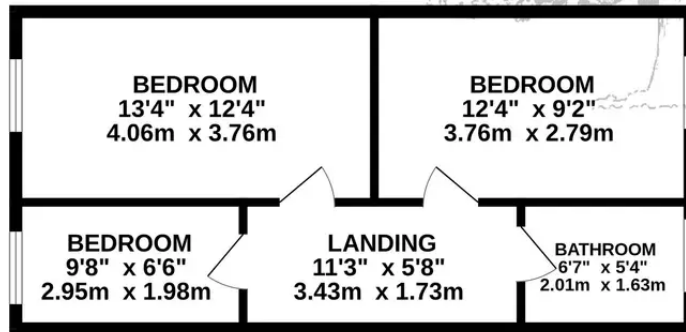
The house is in the catchment area for St Martin primary and Grainville secondary schools



GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 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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## Broadlands

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