

**Dalmar, 41 Le Clos Des Sables, La Route Orange, St. Brelade**  
**£778,000**

**BROADLANDS**

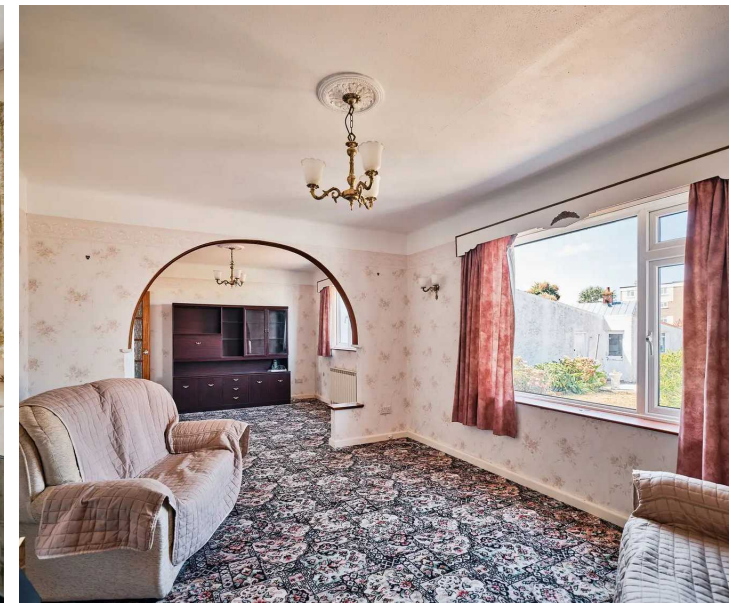
FINDING YOU A HOME SINCE 1972



# Dalmar, 41 Le Clos Des Sables, La Route Orange

St. Brelade, Jersey

- Detached 3 bedroom Bungalow
- Large plot with excellent rear South West facing garden
- Hugely sought after St Brelades location
- Garage and workshop, potential to convert
- Additional parking for 4 with space for more
- Huge potential to create your dream family home
- Sole agent
- Please contact [charlie@broadlandsjersey.com](mailto:charlie@broadlandsjersey.com) / 07700 348421





# Dalmar, 41 Le Clos Des Sables, La Route Orange

St. Brelade, Jersey

St Brelades bungalow with all the potential! This charming cottage has been in the same family since 1967 and has all the potential for you to create your dream St Brelades home. Currently featuring an entrance hall, a good size dining room and living room which flow from one to other, a serving hatch through to the separate kitchen, a separate utility room, two large double bedrooms, a third smaller bedroom; a large single/ office or nursery room, and a house bathroom. This home has been much loved and is in functioning condition throughout, though is ready for a new family to make their mark and update accordingly. All reception spaces look over the private south and west facing garden, just asking to be opened up with doors flowing onto the garden and there is plenty of room to extend if you wish, subject to planning permissions. The garage, used as motorhome storage and as such has a helpful height clearance of 2.6m and, coupled with the attached workshop, offers an additional 330+sqft of space, again this could be converted subject to planning. Plenty of driveway parking for 4 currently but could be opened up to the front of house to create more. Popular location, on the railway walk and minutes by foot to Waitrose and precinct. Sole agency and no onward chain.







### **Living**

The dining and living room flow from one to the other, joined by an arch. Both have south west facing windows opening out over the garden with lovely all day and evening sunshine. The living room has a chimney which is currently not in use but could be re-commissioned. The kitchen is a separate room, featuring a service hatch through to dining room. There is also utility room off the kitchen which houses the boiler, washing machine and dryer currently.

### **Bedroom**

With 3 bedrooms in total, the two largest bedrooms are almost equivalent in size, both good size large double bedrooms with the current premier bedroom featuring a range of built in wardrobes. The third bedroom is a small double, and would also serve as a great nursery or office.

### **Outside**

The front of the house has a sweet front gate and path leading to front door, with the front garden consisting of bedding plants and gravel which could easily be converted to create more parking. The rear garden is large, secure and private facing south west with all day sunshine and evening sun. There is a greenhouse and planter beds with a large lawn.

### **Services**

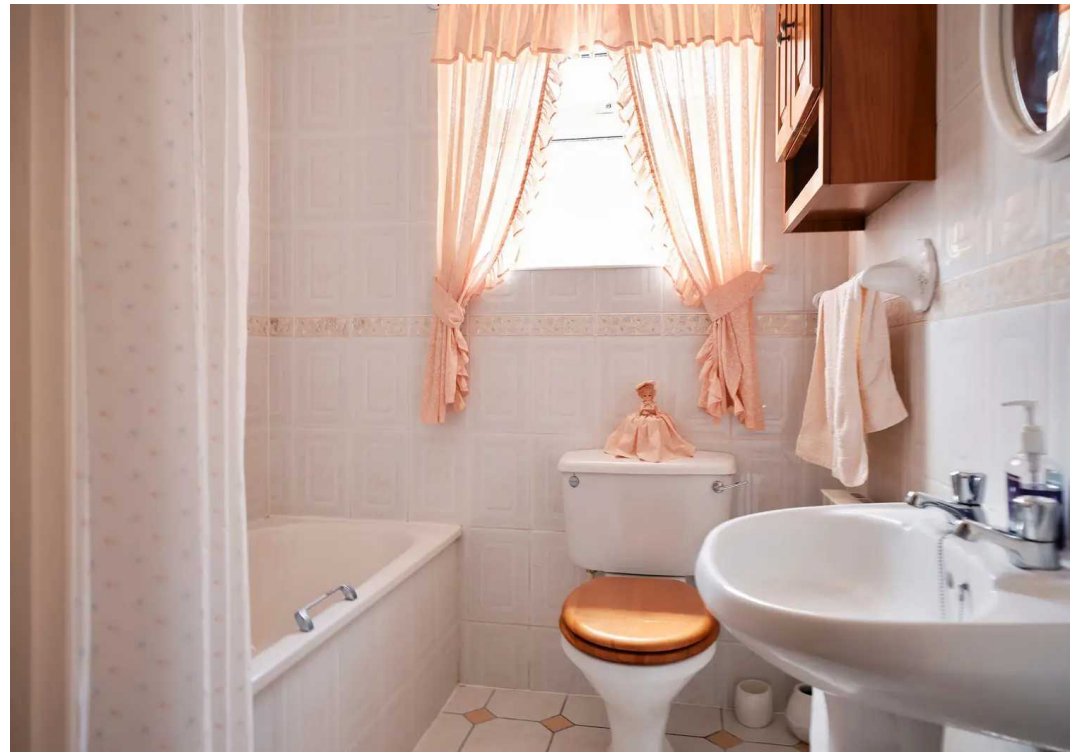
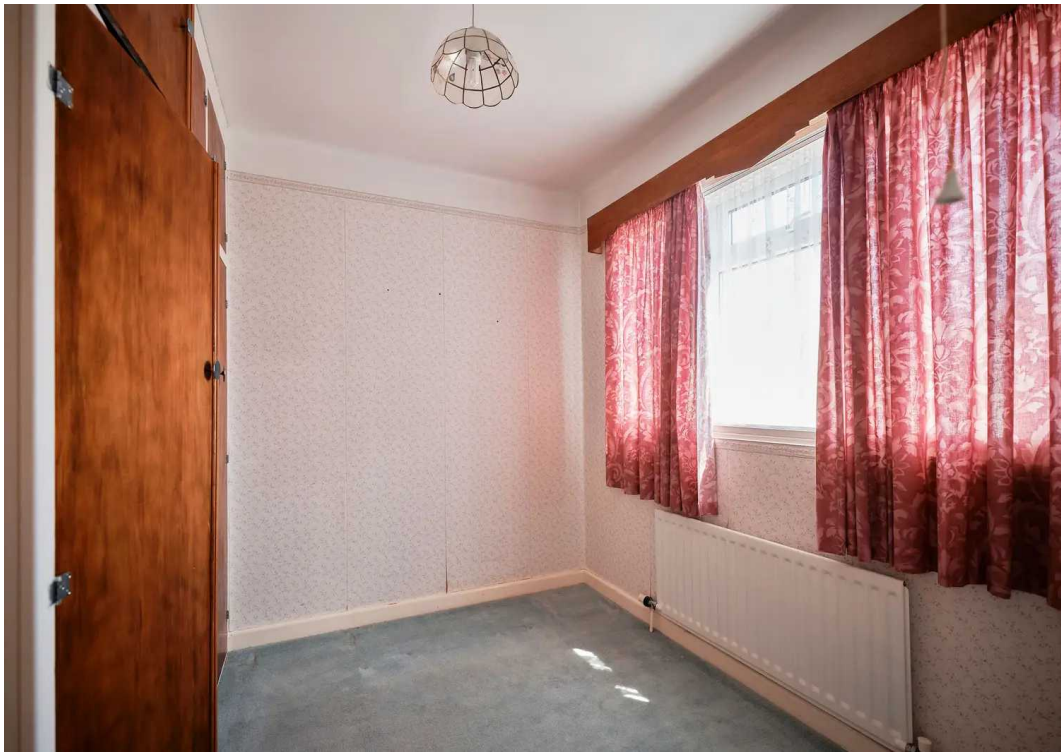
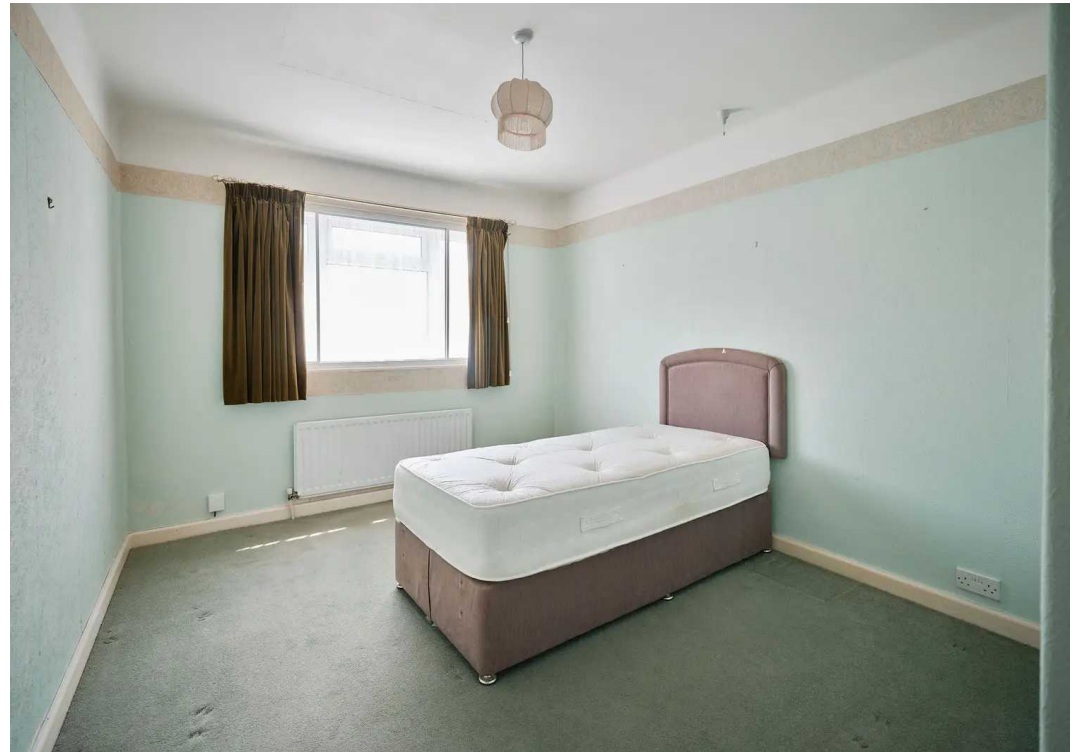
All mains services. Oil fired central heating. Fully double glazed. The walls and loft are fully insulated. The loft is floored with an access ladder, providing good storage space.

### **Garage and workshop**

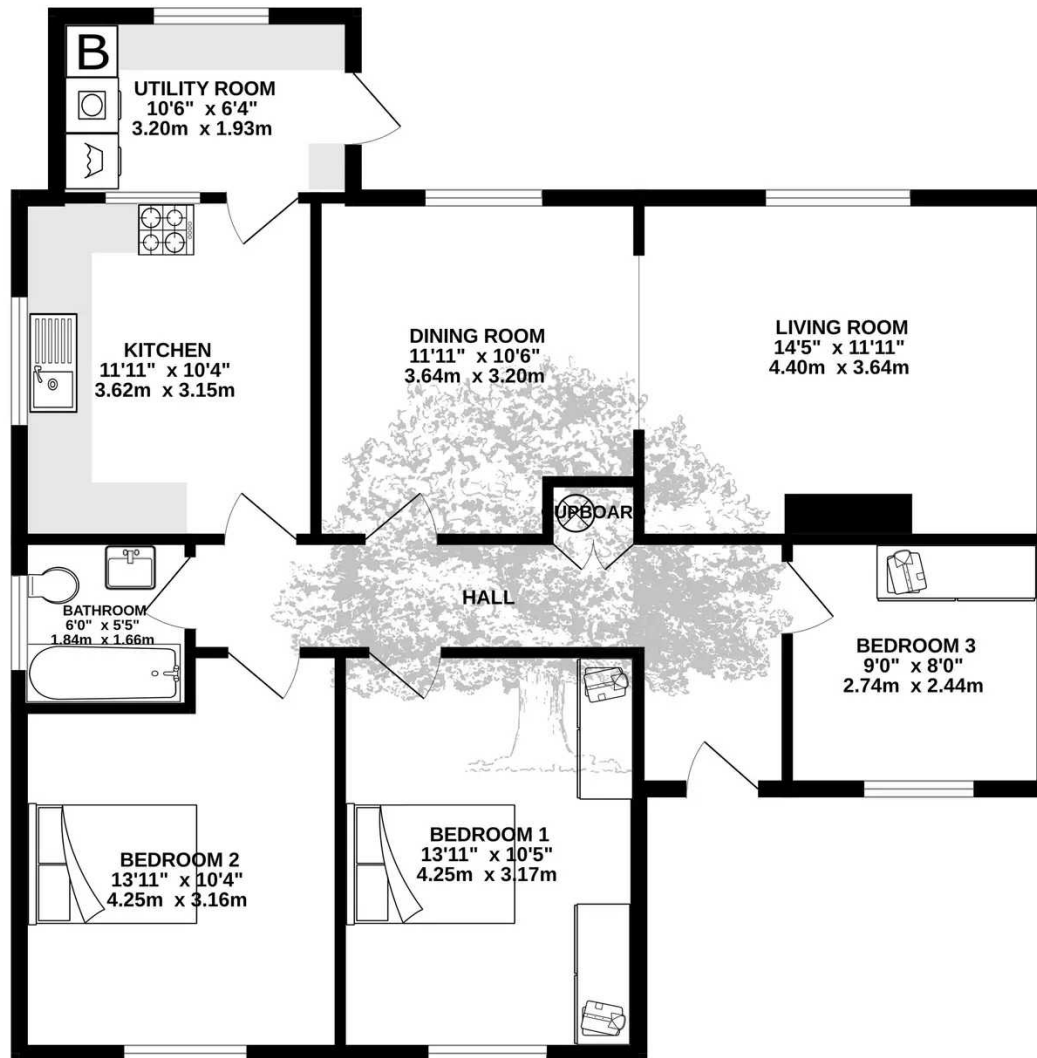
The driveway makes its way down the left hand side of the bungalow to the garage at the rear of the house. The garage has been used to store a caravan and as such has a clearance height of 2.6m with folding doors. To the rear of the garage is a workshop and WC, with both electric and water supply. Subject to planning permission this could be converted to additional accommodation. Driveway parking for 3 to 4 currently, with scope for more.







GROUND FLOOR  
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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