



## Gersham La Rue D'Aval, Grouville

Guide Price £1,695,000

# BROADLANDS

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# Gersham La Rue D'Aval

## Grouville

- Contemporary rural family home
- Four bedrooms and three bathrooms
- Generous open plan reception living spaces
- Beautiful thoughtfully designed kitchen
- Alfresco dining flowing from kitchen with front and rear landscaped gardens
- Garage plus driveway parking for 5+
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# Gersham La Rue D'Aval

## Grouville

You will find this thoughtfully designed four bedroom, three bathroom home nestled in the heart of Grouville.

Upon entering this immaculate property you are greeted by an expansive double height feature hallway with vaulted ceiling space flooded with light, which leads easily into the generous open-plan living area, perfect for both relaxation and entertaining family and guests alike. Comprising four double bedrooms, one of which is a versatile ground floor bedroom that could interchange as an additional reception space, and three bathrooms (two of which are ensuite). The expansive living room seamlessly flows into a dining area and a contemporary, fully integrated high specification kitchen with a large central island, complemented by bi-fold doors that open onto the rear south-west facing garden. Outside, the property features a single garage and off-road parking for five cars, alongside a front lawned raised garden and a rear garden that combines lawn and hardscaped paved areas, enjoying a serene south-west facing aspect with rural views. Energy efficiency is paramount with an air source heat pump system installed and underfloor heating throughout. Conveniently located within a short walk of Queen's Valley Reservoir, Ransoms Garden Centre, and the charming villages of Gorey and St Martin's, as well as Grouville's expansive long beach, this home offers both luxury and practicality in one of Jersey's most sought-after locations.





### **Living**

Light and bright entrance hall with stunning double height ceiling. Guest WC. The large reception room sweeps the entire depth of the house and is open plan with the kitchen, which in turn opens onto the rear garden with folding bi fold doors. The designer kitchen features a full range of luxury appliances; Neff wine display fridge, Neff double oven bank and grill, Full size fridge, full size freezer, dishwasher and counter integrated extractor and hob. The 4th bedroom could be used as an additional reception room offering a wonderful view over the front garden.

### **Sleeping**

First floor features a master bedroom ensuite, a second large double bedroom and a house bathroom. The ground floor features a third double bedroom ensuite and additional double bedroom looking out over the front garden. This fourth double bedroom could be used as a snug, movie room, play room or office.

### **Outside**

Private front and rear gardens. Sweeping front garden, which could be fenced off to create more privacy. Garage, plus plenty of driveway parking for 5+. Enclosed and private rear garden flowing off the reception rooms with patio entertaining area.

### **Services**

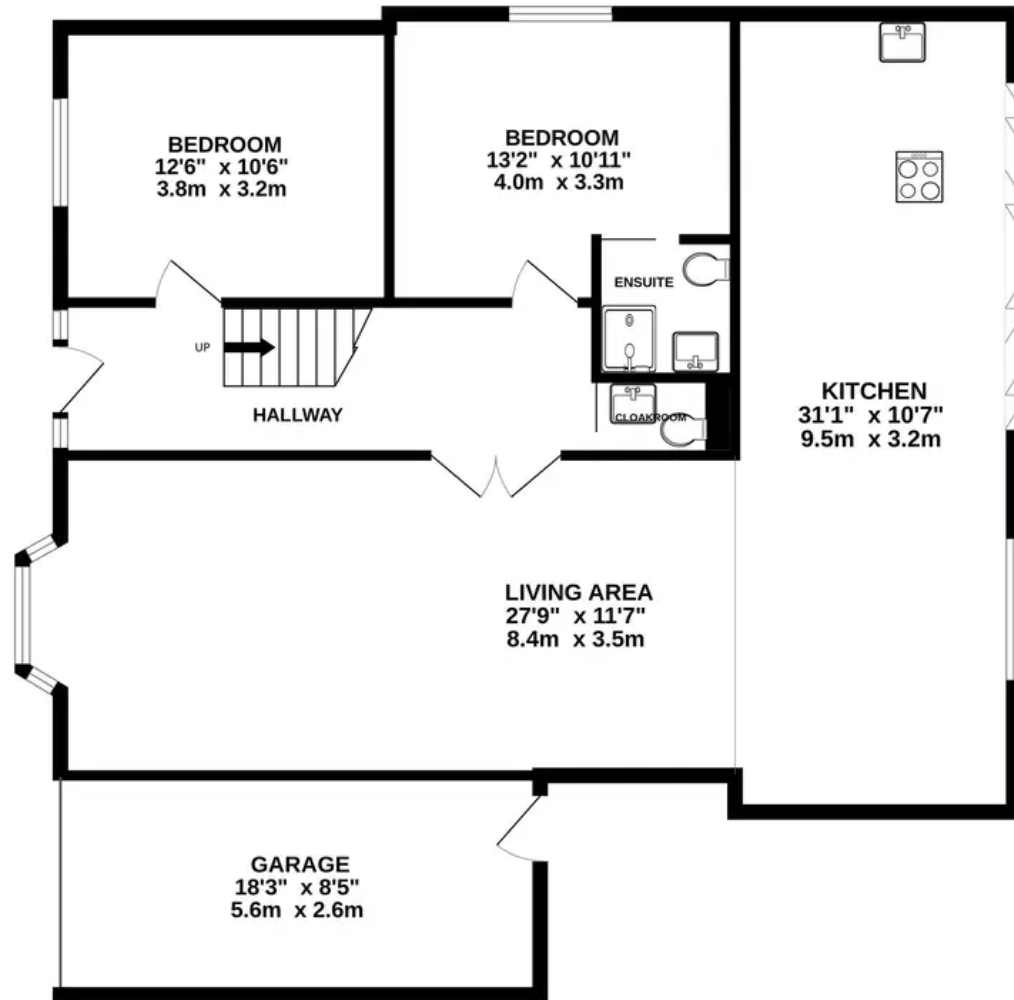
Existing bungalow completely renovated throughout to create the new home you see today, works completed early 2024.

Fully double glazed. All mains services, excluding gas. Air source heat pump system installed and underfloor heating throughout.

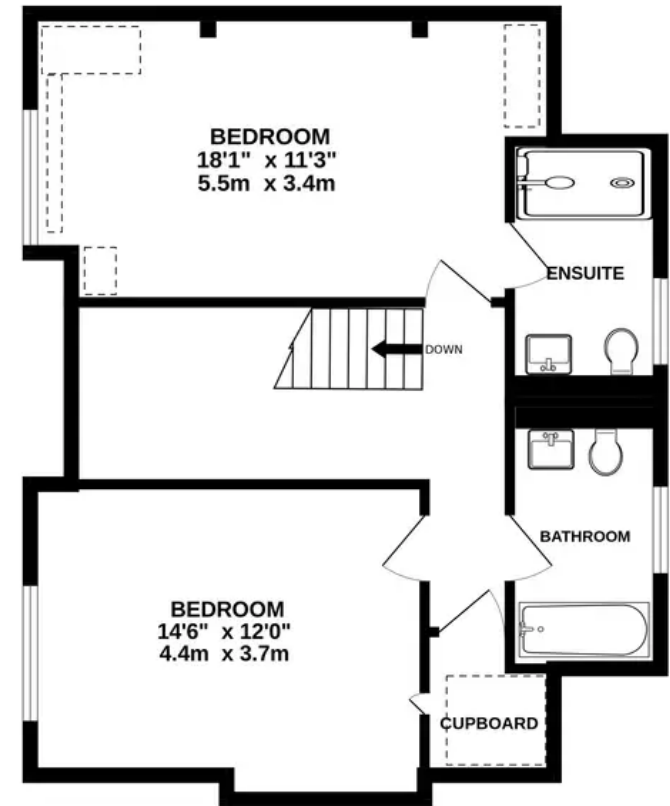




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1840sq.ft. (170.9 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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