



1 Le Campagne, La Rue Des Buttes, St. Mary

Guide Price **£895,000**

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1 Le Campagne, La Rue Des Buttes

St. Mary, Jersey

- Detached three bedroom, two bathroom family home
- Large kitchen / diner with modern finishes and integrated appliances
- New sunroom with bi fold doors and a large sky light
- Bespoke built units and wood panelling throughout
- Tastefully extended and modernised by the current owners
- At the back of a quiet close off a 20mph road
- Parking for two cars plus single garage and visitor parking
- Sole agent
- Contact James on 07829 835076 or james@broadlandsjersey.com



1 Le Campagne, La Rue Des Buttes

St. Mary, Jersey

1 Le Campagne is located at the back of a private close in the picturesque St Mary countryside is this stunning three bedroom property that offers both the tranquillity of rural living and the convenience of modern amenities. Superbly decorated to a high standard which compliments the setting. The property is conveniently located near local amenities, including great primary schools, making it an ideal choice for families. For socialising and everyday essentials, the St Mary's Pub and St Mary's Co op are just a short distance away.





Living

Open plan kitchen, dining area, and an exquisite orangery. The kitchen is designed for both functionality and style, seamlessly blending into the dining space. The orangery provides a versatile living area where you can enjoy the changing seasons, bringing the outside in. Additionally there is a utility room and pantry, while underfloor heating downstairs ensures year round comfort.

Sleeping

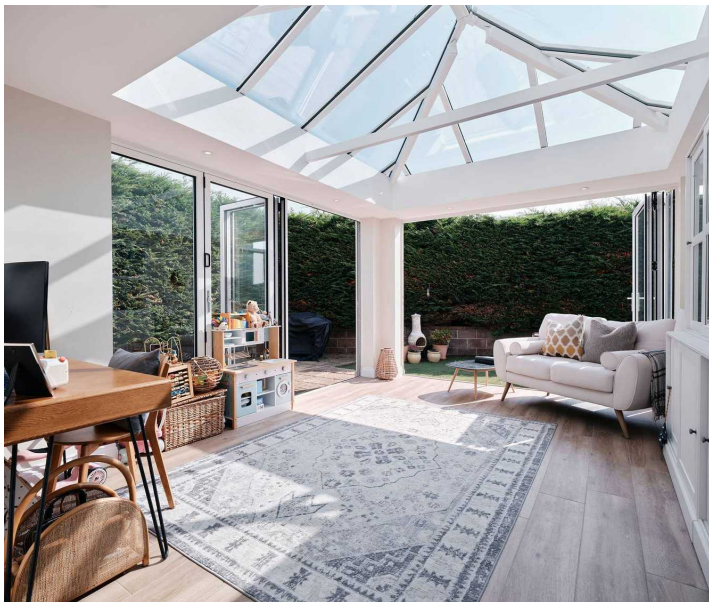
Upstairs are three spacious double bedrooms. With two bathrooms, all fitted to a high standard.

Outside

The orangery opens onto the outdoor space which offers a peaceful retreat, laid to patio and Easi Grass, providing versatile alfresco entertaining areas surrounded by the beautiful countryside.

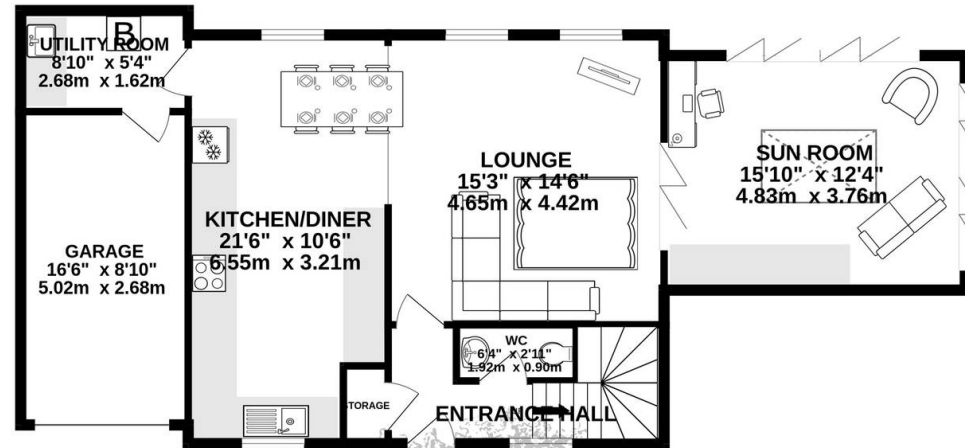
Services

All mains services. Wet electric modern heating throughout. Underfloor heating on the ground floor, radiators upstairs. Fully double glazed. Wired for Sky and fibre broadband.

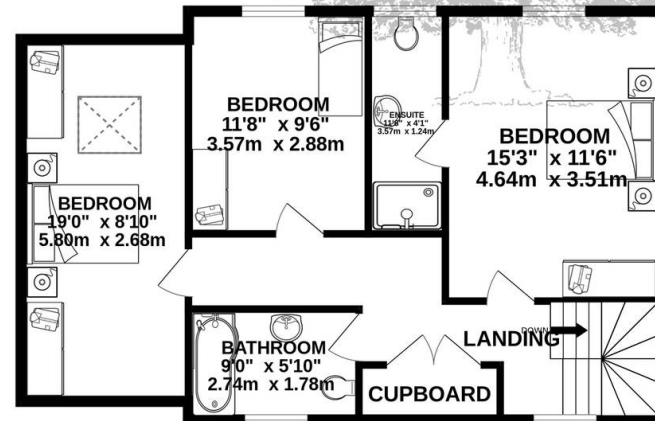




GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1631 sq.ft. (151.5 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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