



Jasmine, Jardin Du Mont A L'abbe La Grande Route De St. Jean **BROADLANDS**

Asking £1,295,000

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# Jasmine

- Spacious and light family home
- 23 foot living room
- Separate dining room
- Large eat-in kitchen
- Utility
- Three double bedrooms
- Two bathrooms - one ensuite
- Lovely wrap around garden
- Sunny terrace
- Garage and parking for six cars
- Regular bus route or walk to town
- Sole agent
- WhatsApp Don 07829 917172 /  
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# Jasmine

Nestled in a sought-after residential close, this impressive 3-bedroom detached house offers a perfect blend of modern design and practicality. Upon entering the property, you are greeted by a spacious 23-foot living room, ideal for entertaining guests or relaxing with the family.

The large eat-in kitchen is a culinary enthusiast's dream, featuring ample storage space and contemporary appliances. The house also has a separate dining room that would work equally well as a snug or playroom. Boasting three generously proportioned double bedrooms, this residence provides ample space for rest and relaxation. The property benefits from a sunny terrace where you can enjoy your morning coffee or dine al fresco, overlooking the lovely wrap-around garden.

The outside space offers a haven of tranquillity, with beautifully landscaped gardens providing the perfect backdrop for outdoor activities and social gatherings. The property is conveniently located near a regular bus route, making it easy to access the town centre, as well as being within walking distance to both primary and secondary schools in the catchment area.

With a garage and parking for an additional five cars, parking will never be an issue for residents and guests alike. Additionally, the above-ground swimming pool is a fantastic feature for enjoying the warm summer days. Close to some lovely country walks and a main supermarket, this property is not only a luxurious retreat but also a convenient and family-friendly home. Contact the owner's sole agent today.





### **Living**

Twenty three feet living room with two sets of double doors to garden. Through to versatile dining room, ideal as a den, office or playroom. Fully fitted eat-in kitchen with integrated appliances. Separate utility and cloakroom.

### **Sleeping**

Three double bedrooms and two bathrooms - both with bath and shower -one ensuite.

### **Outside**

Tranquil wrap-around garden with plenty of space for relaxing, dining and for the kids to play. Single garage and five parking spaces. Terrace from second bedroom with views over the garden.

### **Services**

All mains. OFCH.

### **Education**

The house is in the catchment area for d'Auvergne primary and Haute Vallee secondary schools.





GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 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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**Broadlands**

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