



**La Colline, Belvedere Hill, St. Saviour**  
Asking £865,000

**BROADLANDS**  
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## La Colline, Belvedere Hill

- Ideally located detached three bedroom bungalow
- Recently updated and redecorated throughout
- Spacious living room
- Large fully fitted kitchen/family room
- Separate utility
- Contemporary bath/shower room
- Easy maintenance garden
- Double garage
- Air source heat pump and underfloor heating
- Close to schools and colleges and a short walk to town and beach
- In walking distance of main supermarket
- Sole Agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



## La Colline, Belvedere Hill

This well-finished 3-bedroom detached bungalow - situated in a sought-after area close proximity to schools and colleges - is a perfect blend of comfort, convenience, and style all in one. Recently updated and redecorated throughout, it offers a fresh and modern living space in a popular location.

The accommodation comprises large hallway - ideal for use as an office/study - spacious living room, large fully fitted eat-in kitchen/family room, separate utility room, three bedrooms and contemporary bath/shower room.

An easy maintenance large patio garden, double garage, and air source heating system with underfloor heating further enhance the functionality of this charming property. The property further benefits from an air recycling system and is an extremely efficient property to run. Situated within walking distance to town, beach, and main supermarket, this home is perfect for anyone looking for both convenience and comfort. Call the owner's sole agent now to view.





### **Living**

Spacious hallway with plenty of space for a desk or bespoke storage. Living room with picture window to front. Fully fitted kitchen/family room with dining area and integrated appliances including double oven, microwave, hob, extractor, fridge and dishwasher. Utility with washing and drying machines.

### **Sleeping**

Three bedrooms and bathroom with bath and separate shower.

### **Outside**

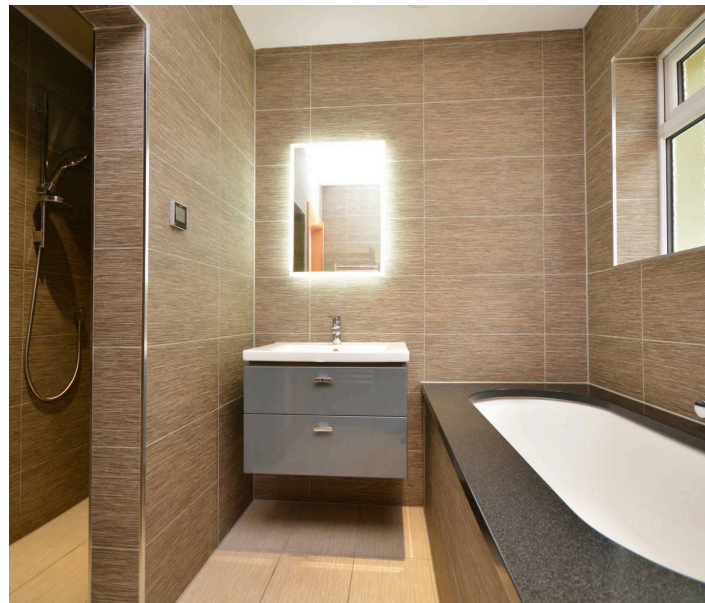
Easy maintenance large patio garden with plenty of space for alfresco dining and relaxing. Double garage.

### **Services**

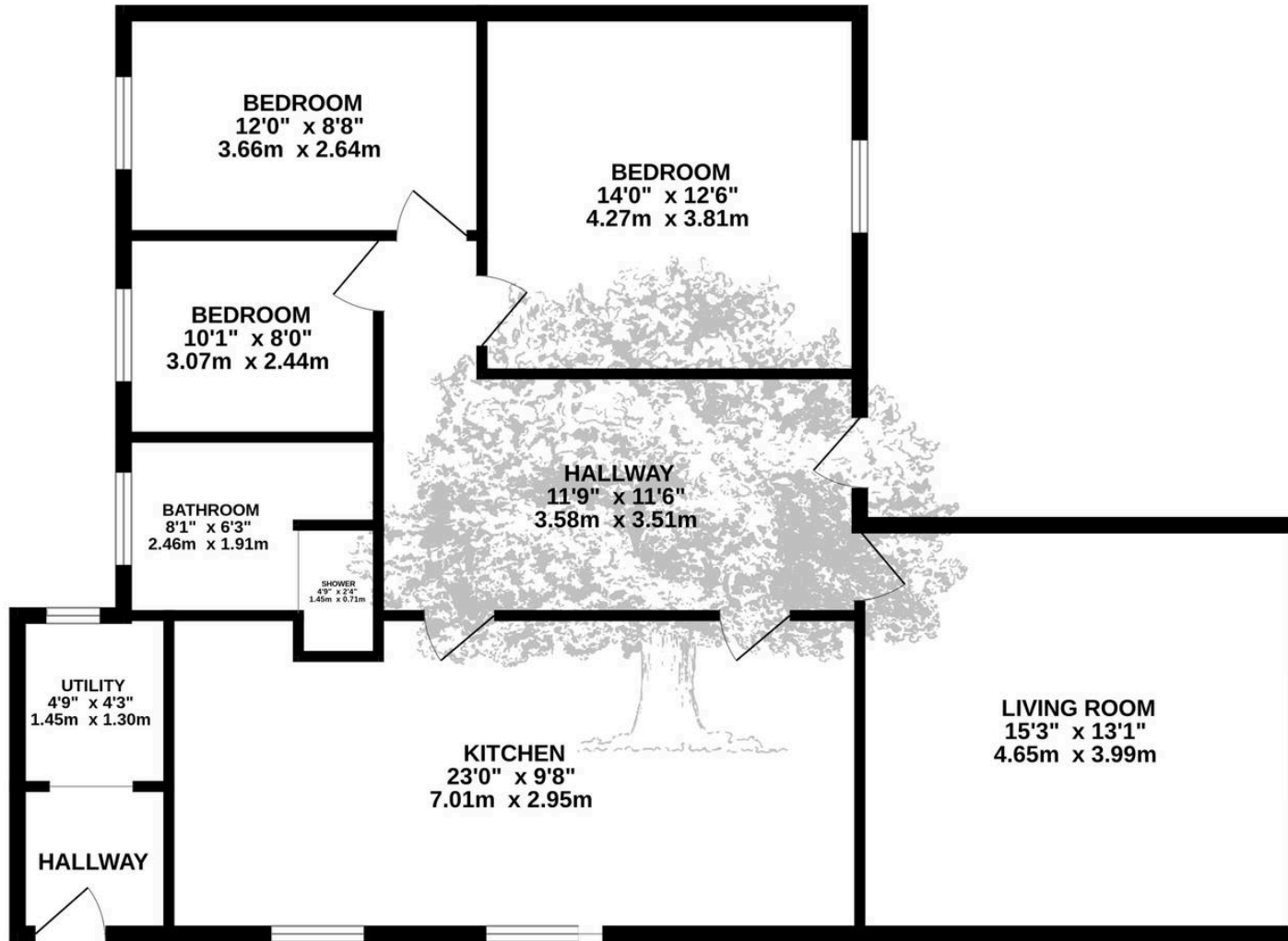
All mains excluding gas. Air source heat pump. Underfloor heating to all rooms. Air recycling system. Interior & exterior redecoration 2024.

### **Education**

The house is in the catchment area for Rouge Boullion primary and Haute Vallee secondary schools.



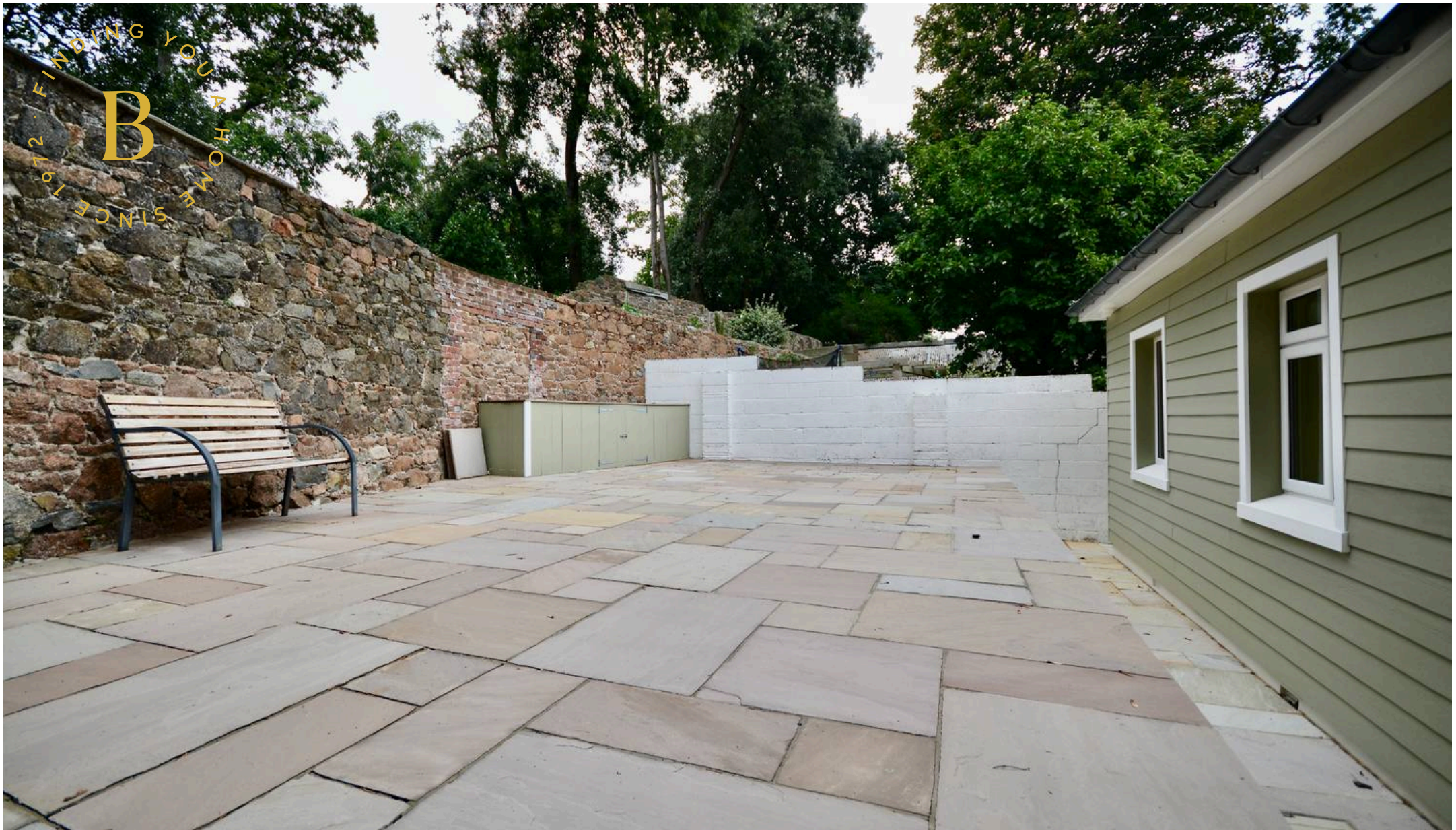
GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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