



FINDING YOU A HOME
SINCE 1972
B

3 Haie Du Puit, La Rue de la Haye du Puits, Grouville

Asking £899,000

BROADLANDS

FINDING YOU A HOME SINCE 1972

3, Haie Du Puit La Rue de la Haye du Puits

- Purpose built three bed family home with study
- Spacious living room
- Lovely eat-in kitchen/family room
- Built by Castletree Homes in 2016
- Ideally located near Gorey Village
- Top finish
- Gardens front and rear
- Garage and two parking spaces
- Sole agent
- WhatsApp Don 07829 917172 /
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3, Haie Du Puit La Rue de la Haye du Puits

A perfect family home on three levels built by Castletree Homes in 2016.

Located conveniently near Grouville School and Gorey Village, the accommodation comprises entrance hall, spacious living room - with doors to garden - eat-in kitchen/family room - with plenty of space for dining - three double bedrooms, study, two bathrooms, cloakroom, garage and two parking spaces.

Outside the rear garden provides plenty of space for relaxing, alfresco dining and playing but if you want to swim, Gorey beach is a short walk. A regular bus route runs close by.





Living

Entrance hall with engineered wood flooring and recessed lighting. Spacious living room with sliding bi-fold doors to garden. Fully fitted kitchen/family room with integrated appliances including double oven, hob, extractor, fridge/freezer, dishwasher and washing machine. Good size dining area perfect for family gatherings and/or homework. Study on second floor and cloakroom.

Sleeping

Two double bedrooms and house bathroom on the first floor and study plus third bedroom on second floor.

Outside

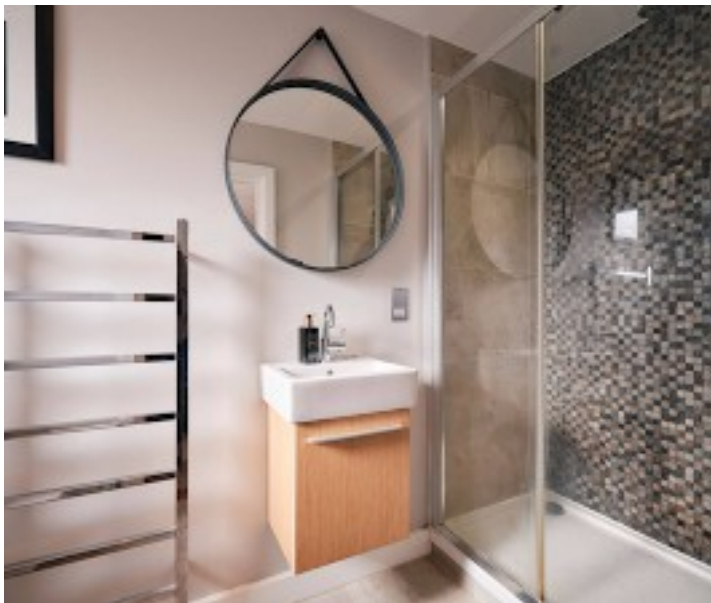
Enclosed garden - with plenty of space for relaxing and dining - gets sun from morning to late evening. Smaller front garden. Single garage with electric door. Two designated parking spaces and one visitor space.

Services

All mains excluding gas. Electric underfloor heating on ground and first floors and radiator on top floor.

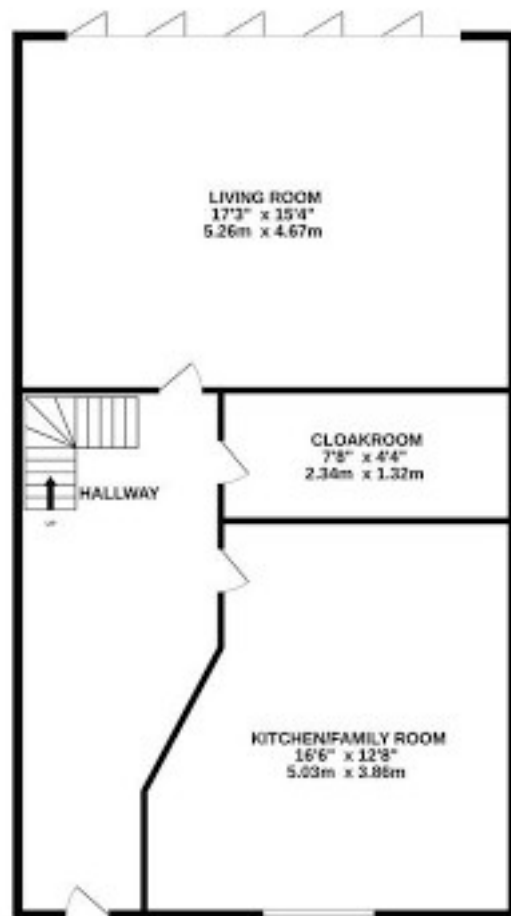
Education

The house is in the catchment area for Grouville primary and Le Rocquier secondary schools.

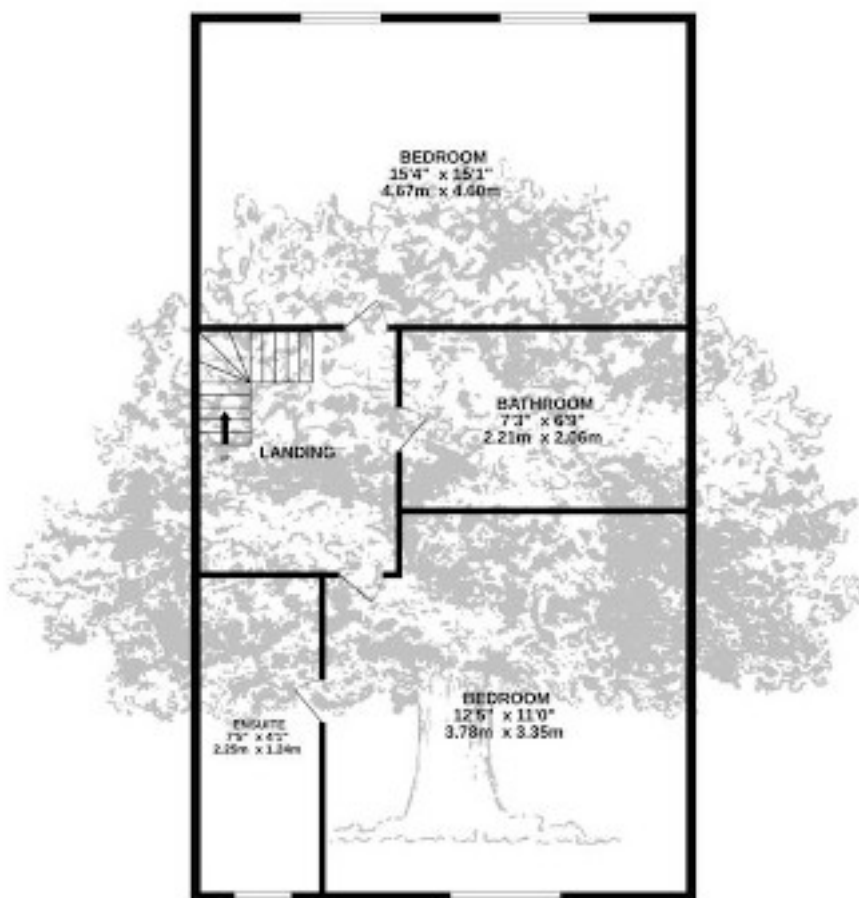




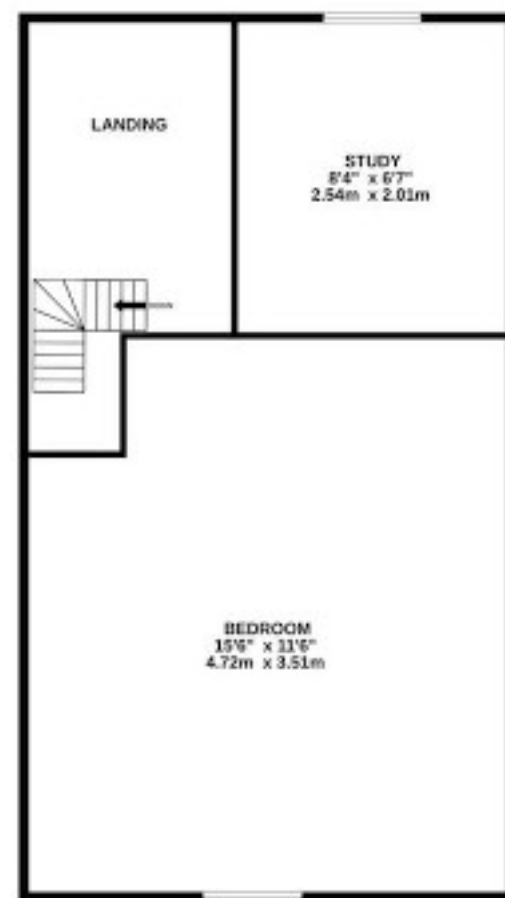
GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 1503sq.ft. (139.6 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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