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1 Maison De La Carriere, La Route De L'Etacq, St. Ouen  
£865,000

**BROADLANDS**  
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# 1 Maison De La Carriere, La Route De L'Etacq

St. Ouen, Jersey

- Stunning coastal home
- 3 double bedrooms and two bathrooms
- Sunsets all year round!
- Vaulted ceiling details to both top floor reception rooms
- Private garden terrace with amazing views
- Primary bedroom ensuite with sea views from bed
- Fully fitted kitchen diner with gorgeous range cooker
- Sole agent Charlie@broadlandsjersey.com / 07700 348 421



# 1 Maison De La Carriere, La Route De L'Etacq

St. Ouen, Jersey

Settle in with the sunsets and watch them glow all year round from this charming 3 bedroom, 2 bathroom home. Located in the coastal region of L'Etacq within stones throw from the sea shore, you will find this lovely home with sea views from every floor. You are greeted from the stable front door warmly, entering into the kitchen diner, featuring space for a large table fit for the whole family and a quality fully fitted kitchen with stone counter tops, range oven and hob and full range of integrated appliances. The next floor offers the sleeping spaces; a primary double bedroom with range of built in bedroom furniture and ensuite shower room, then two double bedrooms both with built in wardrobes, one with sea views and the other with doors onto an outdoor terrace, they share a house bathroom with vaulted ceiling detail. The top floor features two large reception rooms, both with wonderful vaulted ceiling detail, one living room with a fireplace and the other with a range of built in shelving and bookcase furniture. Step out from here onto the terraced garden, the short staircase climb is worth it, the views across the rooftop to the Bay is spectacular, the perfect summer al fresco space. Unrestricted parking is available across the road from the house in the 'Treasures of the earth' carpark or on-road. Minutes from St Ouen's Village, step out your front door and wander to the sea!





### Living

Luxury fully fitted kitchen with tiled floor, integrated lighting, Britannia Range oven and hob, integrated Bosch dishwasher, integrated full size fridge freezer with stone countertops. Dining space fits an 8 seater table comfortably. Living rooms are laid with wooden flooring and have vaulted ceiling detail, one features a range of built in hardwood furniture to the end of the room and the other a feature fireplace, and doors onto rear garden.

### Sleeping

Primary bedroom is carpeted with full range of quality bespoke built in furniture, sea views from bed and fully tiled ensuite shower room with walk in shower and vaulted ceiling detail. Second double bedroom, carpeted, again with sea views and range of quality bespoke built in furniture. Third double bedroom laid wood effect flooring, again with bespoke range of quality fitted furniture and doors onto outside terrace which is perfect for storage of bikes and kayaks etc. House bathroom with vaulted ceiling detail and 3 piece suite; bath with shower attachment to wall.



#### Outside

To the rear of the house there is a terraced garden with a spectacular view of the bay. The galvanised steel staircase was new 2024. Wired for electricity and fully paved allowing for wonderful al fresco summer nights watching sunsets.

#### Parking

Parking available on road and in the large public carpark opposite the house.

#### Services

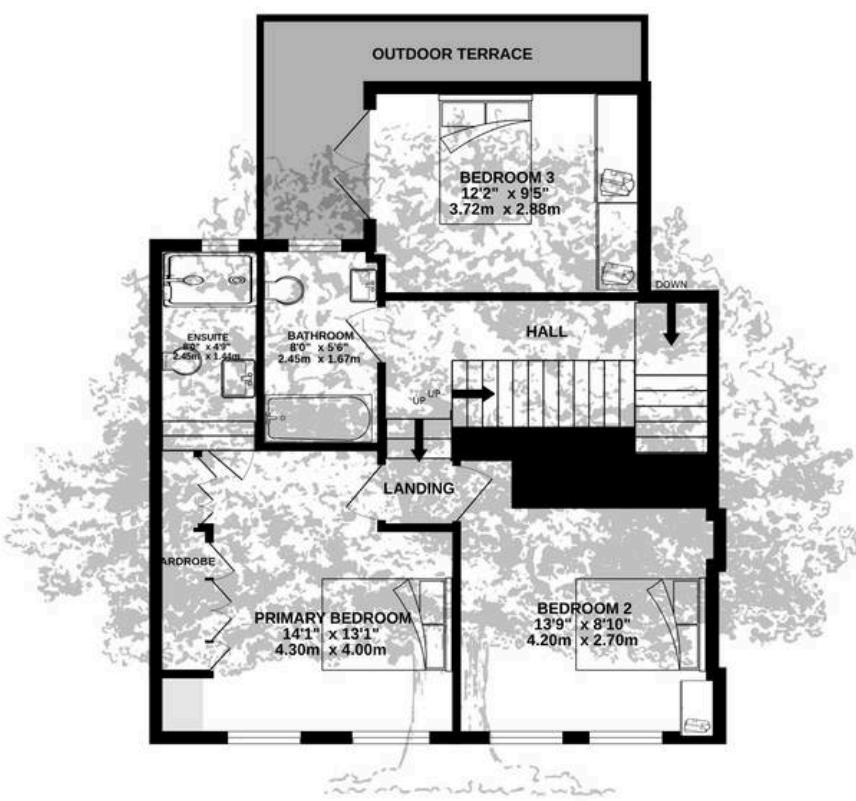
All mains, no gas. Fully double glazed. Electric heating, new boiler 5 years ago. Front door and all windows are new within 4 years, with the exception of the top floor which didn't require it. New external staircase. Electric wired to garden terrace.



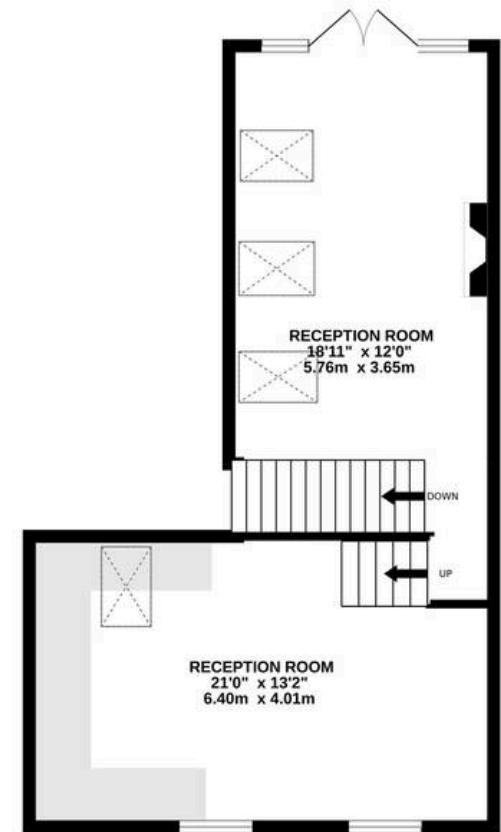
GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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## Broadlands

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