



**4 The Terrace La Rue De La Corbiere, St. Brelade**  
**£995,000**

**BROADLANDS**

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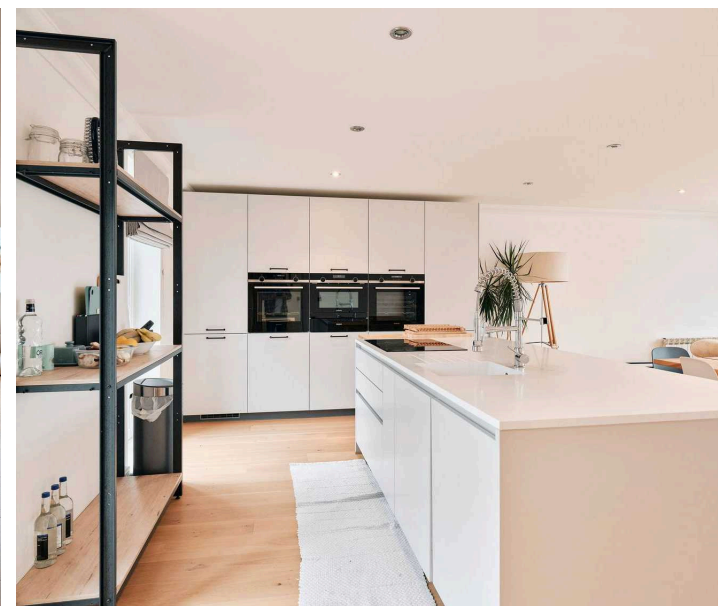
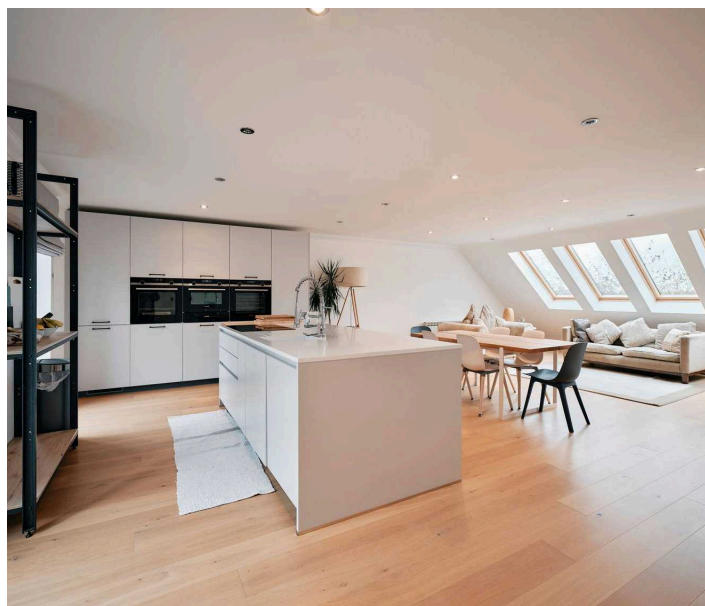
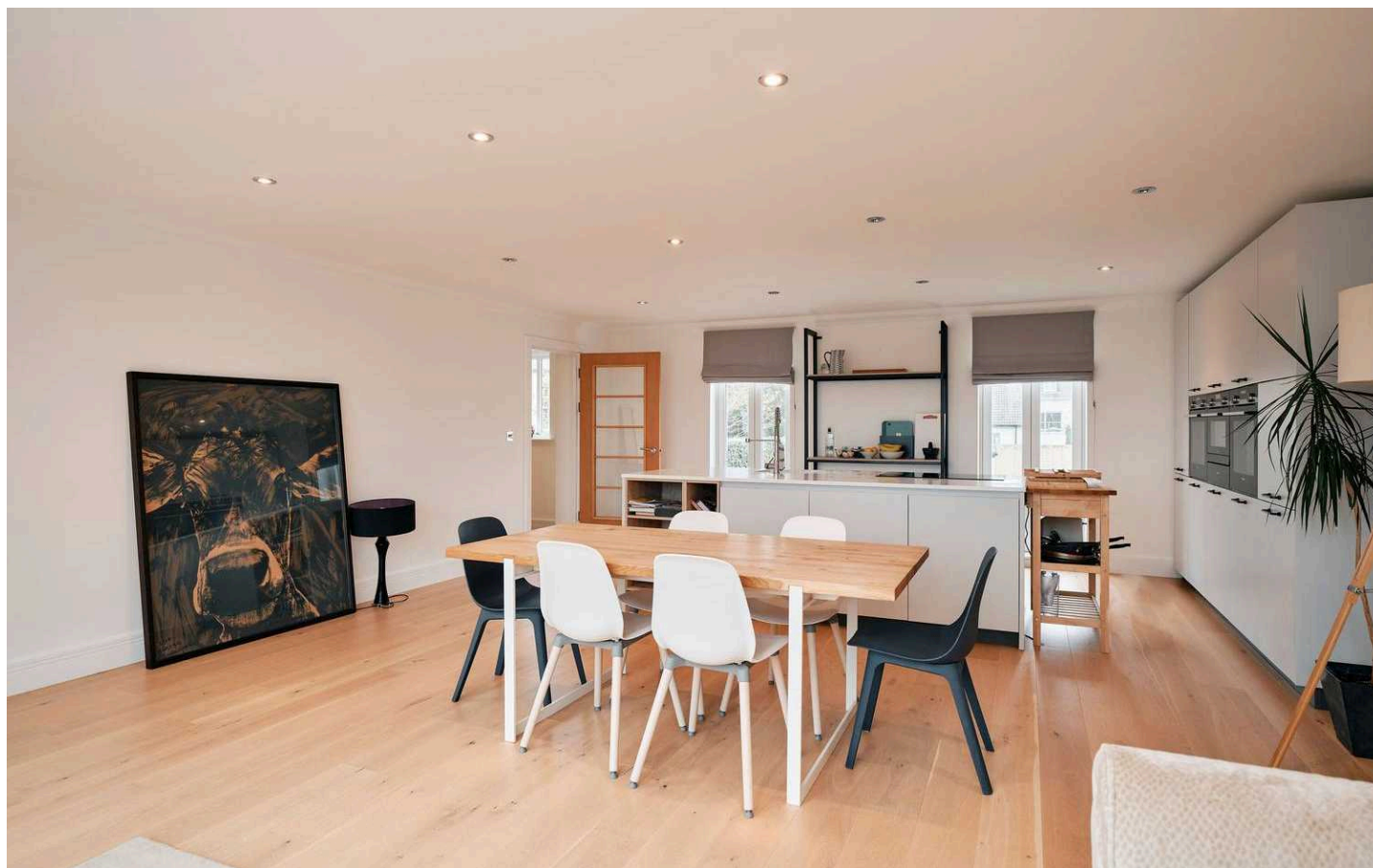


## 4 The Terrace La Rue De La Corbiere

St. Brelade

Heading towards the Corbiere Phare along Rue de La Corbiere the entrance to Ville Canut is on the LHS.

- Three bedroom two bathroom house in St Brelade
- Top spec kitchen
- Bright modern living
- Snug / Possible bedroom four
- Tranquil location with rural views
- Superb location close to the best beaches in the Island
- Safe enclosed south west facing garden
- Double garage plus large external parking space & visitor
- Contact Andrew Cruickshank 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



## 4 The Terrace La Rue De La Corbiere

St. Brelade

Stylish granite house positioned on a quiet road beside fields and near the railway walk at Corbiere.

Desirable modern low maintenance property with versatile accommodation spread across three very sunny and bright levels with main bedroom and en-suite bathroom featuring underfloor heating to ground floor. Impressive first floor open plan lounge / kitchen / diner offers full width dual aspect living. Quality kitchen with top of the range appliances and large island. Snug / possible bedroom four plus a contemporary cloak room completes this spacious living space. Second floor boasts another two good sized double bedrooms and house bathroom with underfloor heating. Delightful west facing garden and patio area. Generous double tandem garage plus a large external parking space & visitor. Located in a small desirable close in St Brelade and within easy reach of the best beaches in the Island, close to shops, supermarkets, schools, airport, railway walk, golf club and the sports centre at Les Quennevais. Early viewing essential through Broadlands the vendor's agent.







### **Living**

29ft top spec lounge / kitchen / diner with quality fittings. Wonderful living space with plenty of windows and natural light. Planning consent previously granted but now lapsed to install a balcony to the west end of the room to utilise the views and enable alfresco dining (plans available on request).

### **Sleeping**

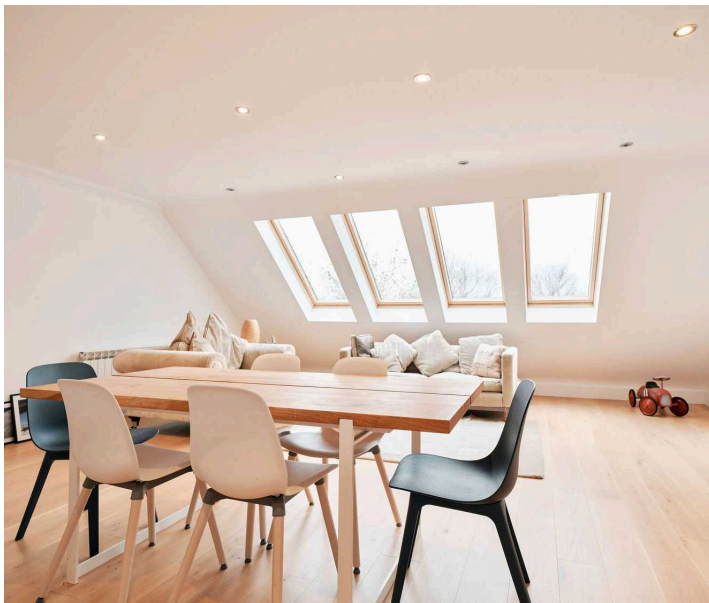
Three generous size bedrooms & two bathrooms (one ensuite). Possible bedroom four on 1st floor.

### **Outside**

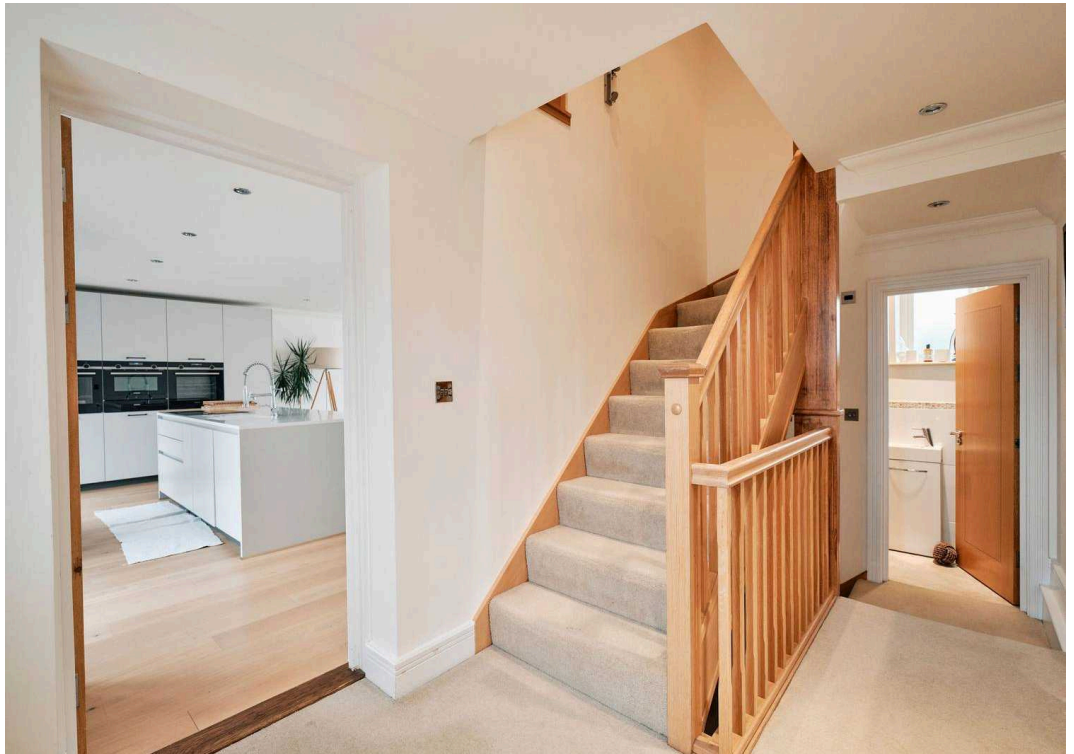
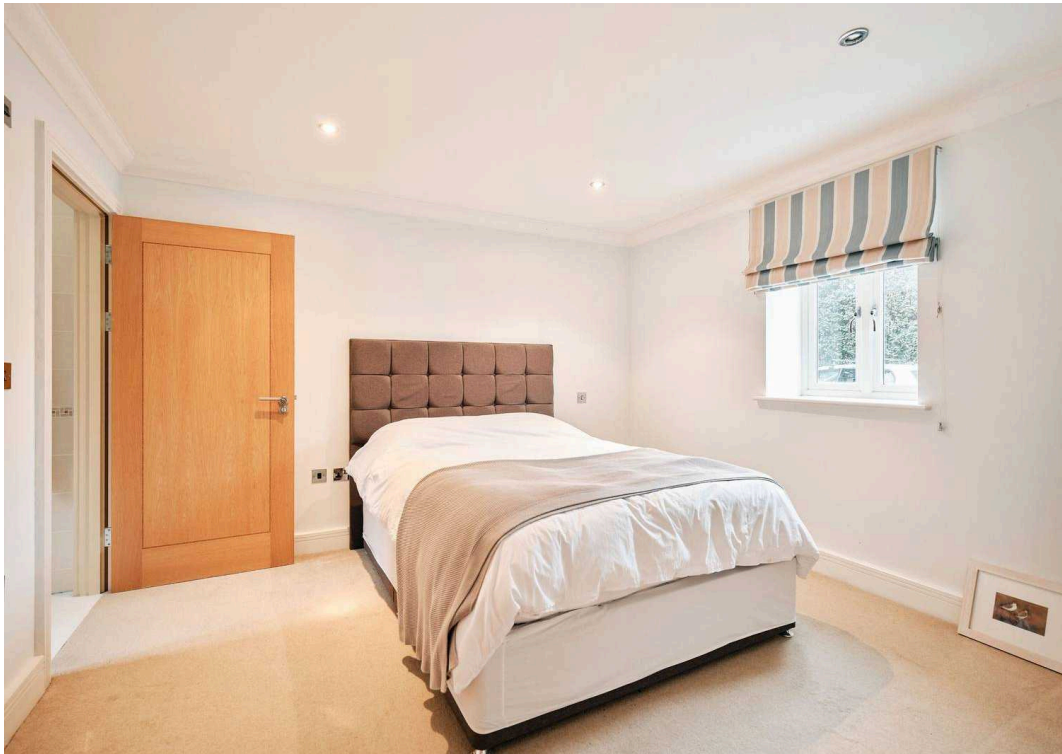
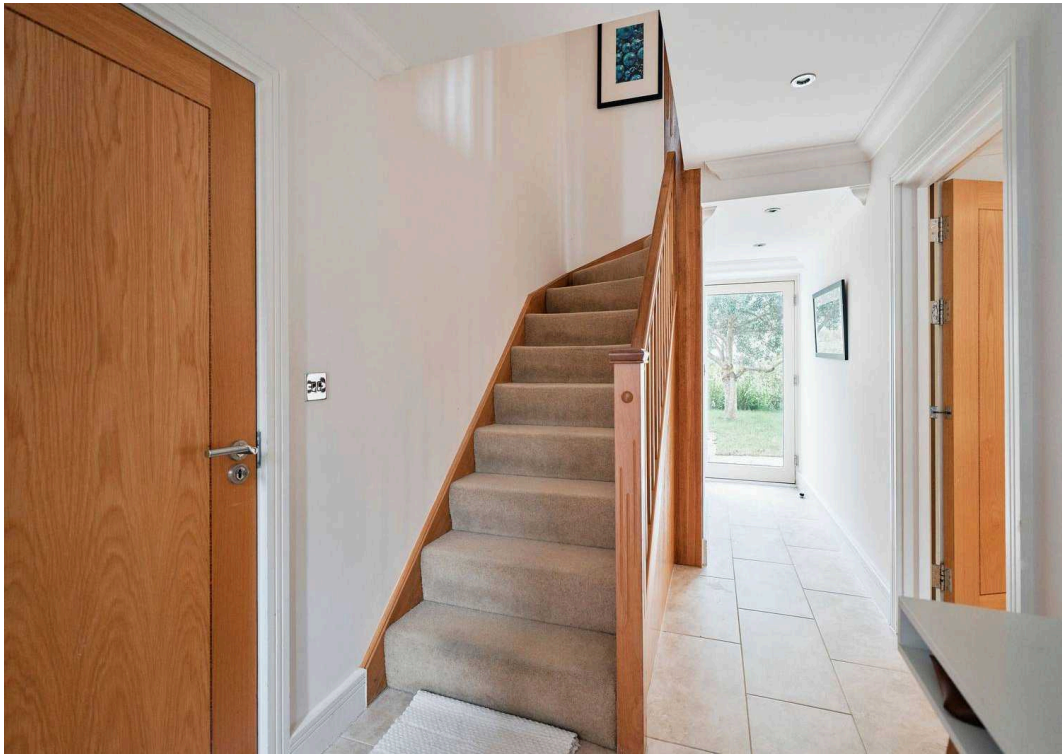
Double tandem integral garage or single with workshop plus 1/2 spaces & visitor parking. Good size sunny southwest facing garden mostly laid to lawn (2024) and patio.

### **Services**

All mains excluding gas. Economy 20 wet electric heating & under floor to bathrooms. Fully double glazed throughout.



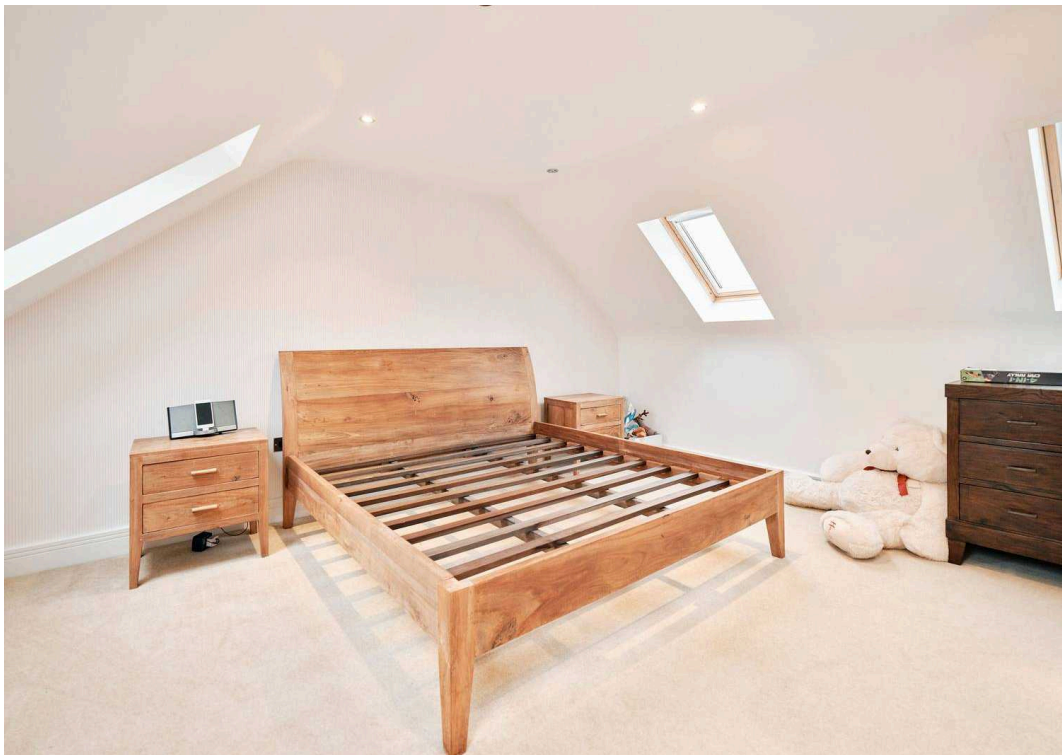




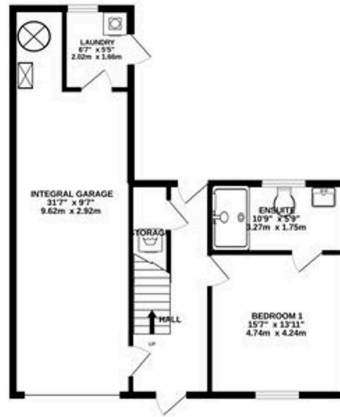




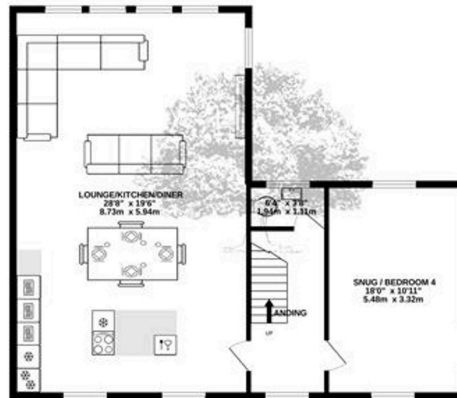




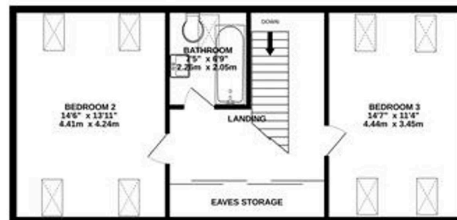
GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



2ND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 2149 sq.ft. (199.6 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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## Broadlands

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