



11 Clos Des Champs, La Route De Maufant, St. Saviour
£799,000

BROADLANDS
FINDING YOU A HOME SINCE 1972

FINDING YOU A HOME
SINCE 1972
B

11 Clos Des Champs, La Route De Maufant

St. Saviour, Jersey

JT MAP 10 EE 10. Head down La Route de Maufant from Midland Stores the turning for Clos Des Champs is 400 yards on your left. Turn in & drive straight ahead the house is on the right hand side.

- 3 bedroom granite house
- Rural retreat
- 2 generous receptions
- 2 designated parking spaces and ample visitor parking
- Well presented throughout
- Great size low maintenance garden
- Sole agents
- Call Doug on 07700702585 or doug@broadlandsjersey.com



11 Clos Des Champs, La Route De Maufant

St. Saviour, Jersey

This superbly presented 3 bedroom granite house is the ideal rural retreat. Situated in a small quiet development surrounded by fields tucked away off the main road and ideal for children and pets. Built over 3 floors the property is light and airy throughout. The property further benefits from being a corner plot, with a tremendous outside space.

Downstairs the property has a modern fully integrated kitchen, lounge, opening into a great size conservatory. On the first floor you have 2 bedrooms a single and a double and a house bathroom. On the second floor you have the main principal suite, with walk in wardrobe, En-suite and generous double room. With a large and safe low maintenance rear garden. There are 2 designated parking spaces right outside your front door plus ample visitor parking. Positioned in a fantastic location close to amenities at Maufant, The Royal at St Martin Pub and on a good bus route to and from St Helier. Broadlands are delighted to be sole agents.





Living

Separate kitchen with full range of integrated appliances, generous lounge/diner, conservatory with views of your garden.

Sleeping

Two double bedrooms and a single bedroom, two bathrooms, main bathroom has a walk in shower, while the En-suite has a bath and walk in shower.

Services

All main services, double glazing and electric heating. Underfloor heating in the lounge and the conservatory and both of the bathrooms. Electric radiators in the rest of the house.

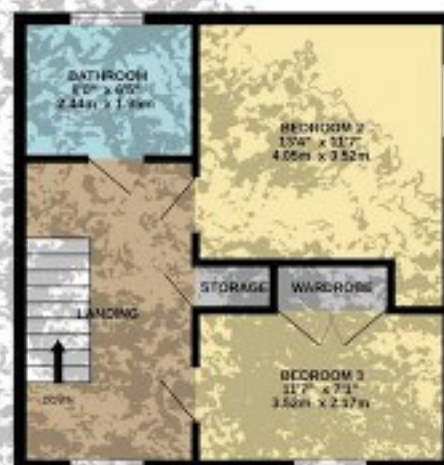




GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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.
Made with Metropix ©2024



Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972