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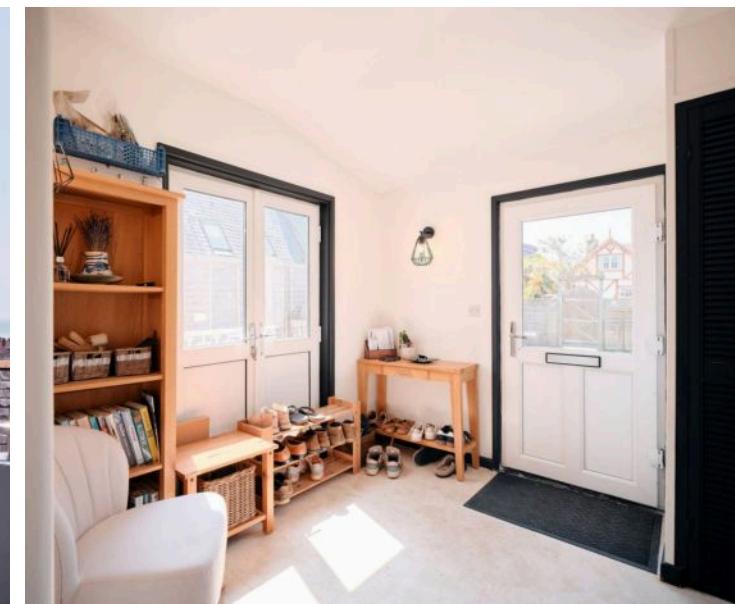
Northdale, La Rue De Haut, St. Lawrence  
£995,000

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# Northdale, La Rue De Haut

St. Lawrence, Jersey

- Beautiful four bedroom family home
- Stunning views from the primary bedroom and South facing balcony across St Aubins Bay
- Garage for storage and 3 parking spaces on the driveway
- Fully enclosed West facing garden with lawn and patio spaces
- Three versatile reception spaces
- New block work driveway
- On a quiet residential road in a sought after position
- Close to the 15 bus route and other local amenities
- Sole agent
- Contact James on 07829 835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)



## Northdale, La Rue De Haut

St. Lawrence, Jersey

In a sought-after position on Rue de Haut in St Lawrence this beautiful 4-bedroom semi-detached house offers the perfect family home. The property boasts stunning views from the primary bedroom across St Aubins Bay and is light and bright throughout

Recently decorated, the current owners have sympathetically modernised and improved the property over the years ready for the next family to move straight in. The house features three versatile reception spaces and a modern kitchen.

Outside, the property offers ample space for outdoor enjoyment. The front of the house features a generous patio and lawn area, ideal for al-fresco dining and entertaining. There is also a garage for storage and three parking spaces on the driveway.

Located on a quiet residential road, this property is conveniently close to the 15 bus route and multiple other school bus stops. The school catchment is for the popular new Les Quennevais.





### Living

Three good sized reception spaces on the ground floor. A separate lounge with open fire place on one side of the stairs, the other leads through the snug that features a wood burner, to the kitchen and dining space.

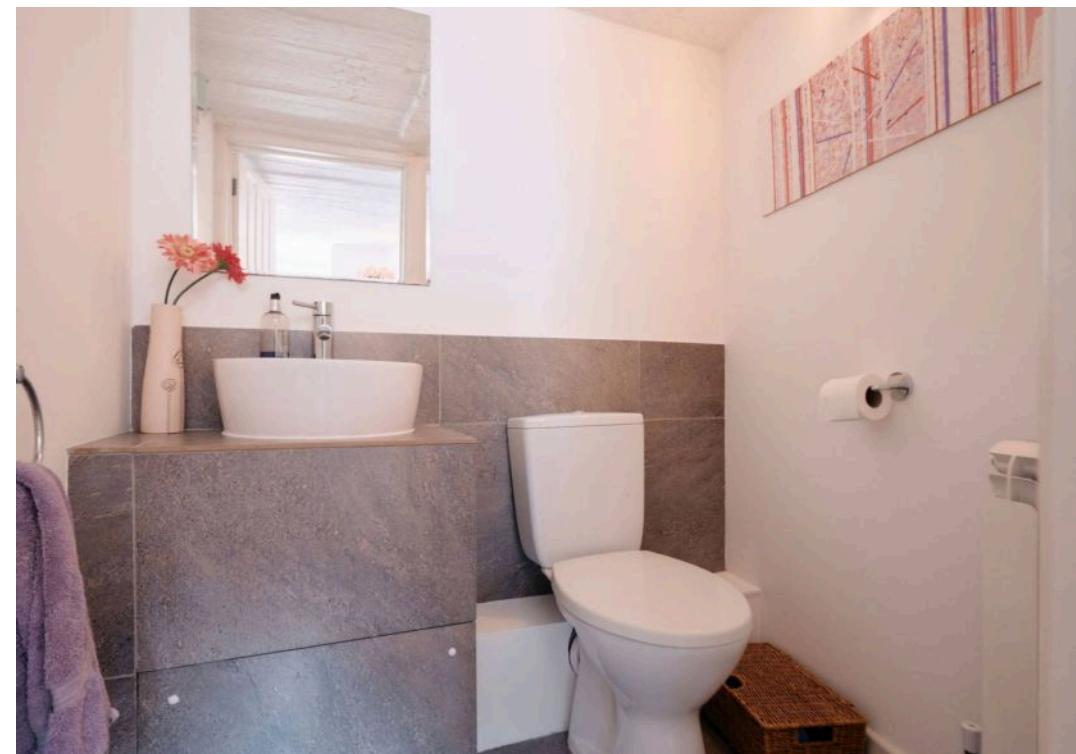
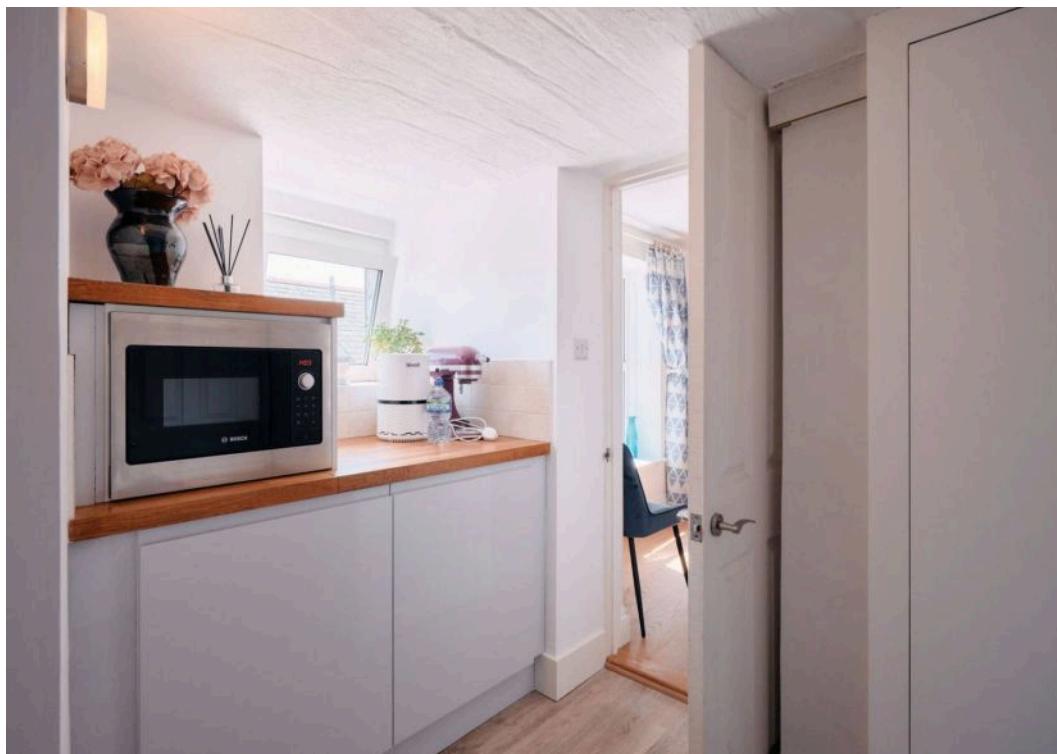
### Sleeping

On the first floor off the landing are 4 double bedrooms and the newly fitted modern house bathroom. The primary bedroom benefits from a newly fitted modern shower room and fantastic views across the bay. There is also good loft storage that is boarded, access from 2 hatches.

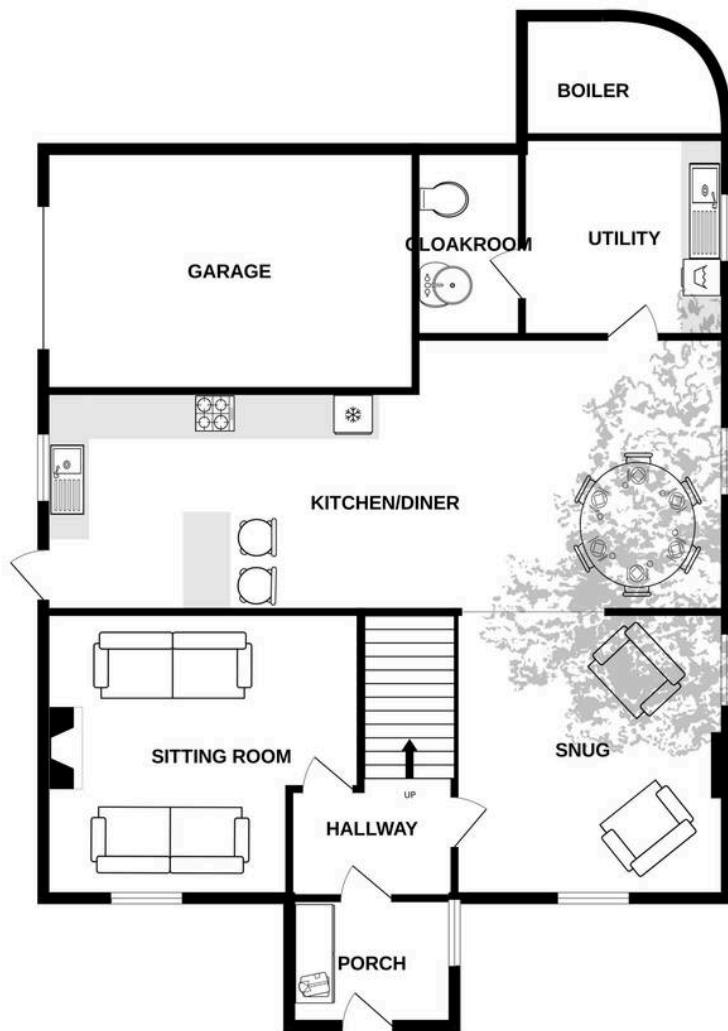
### Services

All mains services. Electric flow boiler for central heating. Gas hob in the kitchen, serviced regularly. Electric underfloor heating in the kitchen and upstairs bathrooms. Fully double glazed. Electric roller door to garage. Planning approval still live for 2 storey extension, providing more living space and a study.

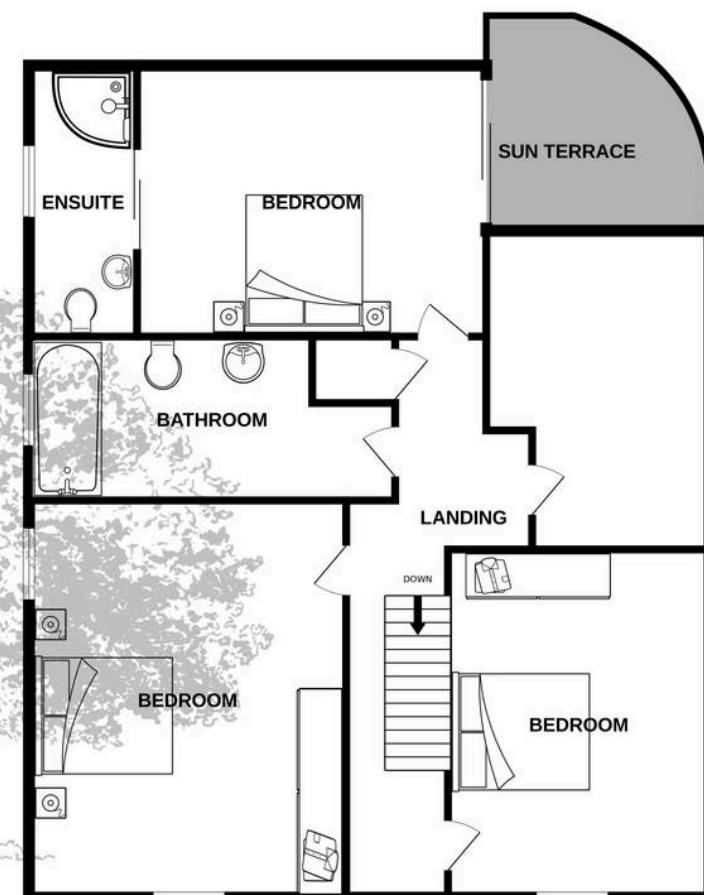




GROUND FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 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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