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SINCE 1972  
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Le Douet, La Rue De Patier, St. Saviour  
£1,100,000

**BROADLANDS**  
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# Le Douet, La Rue De Patier

St. Saviour

Heading up St.Saviours Hill turn right into Patier Road and Le Douet is the fourth house on the RHS.

- 2,200 sq ft detached four bedroom family house
- Large kitchen diner and separate utility
- Three spacious reception rooms
- Two bathrooms one ensuite
- Study
- Secluded sunny south facing gardens
- Great location in walking distance for all main colleges / schools
- Driveway parking for 3-4 cars
- No onward chain
- Joint sole agent
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)





# Le Douet, La Rue De Patier

St. Saviour

Four bedroom detached family home with large sunny gardens, close to all main schools and colleges.

Well maintained and recently upgraded property conveniently located on the town outskirts, offering 2,200 sq ft of bright and balanced accommodation over two floors. There are three good size double bedrooms and one large single to the first floor, a recently installed on-trend house bathroom and an ensuite shower room to the primary bedroom which has fabulous views over the south facing gardens.

To the ground floor the property has three good size reception rooms and a large eat-in kitchen diner with a range style cooker and breakfast bar / island. The recent addition of the 20ft garden room with its bi-folding doors that opens onto the terrace and garden, is a wonderful bright living space and offers delightful views. Beside the kitchen diner there is a separate utility, study, W.C. and playroom / snug.

The rear garden is both sunny and secure, the perfect place for children to play surrounded by an abundance of mature shrubs and trees. There is a large BBQ terrace and a childs picnic bench area plus a lawned area with steps up to a raised garden. Driveway parking for 3-4 cars. This substantial and versatile home is perfect for the growing family. Contact Broadlands the vendors agent to book your viewing today.







### Living

Well laid out family orientated kitchen diner, a very practical and sociable area with large island / breakfast bar. Stainless steel range master with three double ovens and six rings. Utility, study, W.C and playroom / snug. Living room with working fireplace and 20ft garden room extension with concertina doors onto the garden. Amtico flooring.

### Sleeping

Four bedrooms and two bathrooms (one ensuite). New house bathroom in June 2025.

### Outside

Large attractive garden with established flowers, shrubs and trees. Various engineered decking & paved areas for enjoying the all day sun. Safe and secure ideal for families. Steps lead to another garden area, raised at the southern end. Driveway parking for 3-4 cars.

### Services

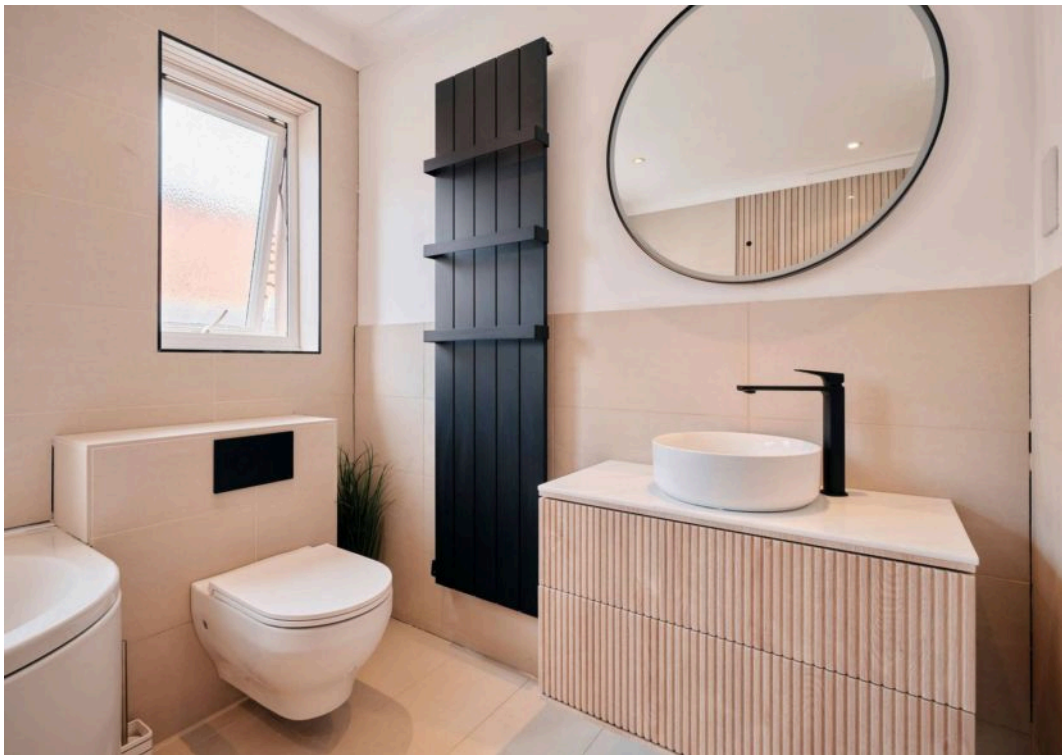
All mains (gas for hob / range). Oil fired central heating. Electric underfloor heating to both bathrooms and garden room. Fully double glazed throughout.



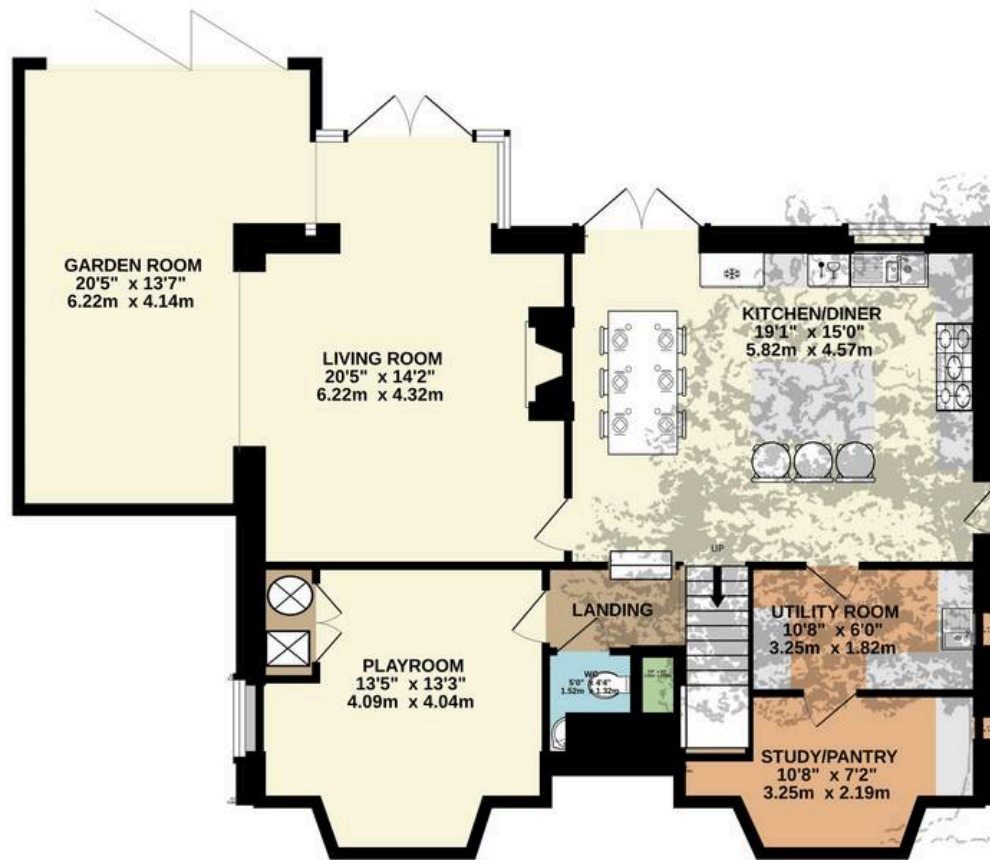




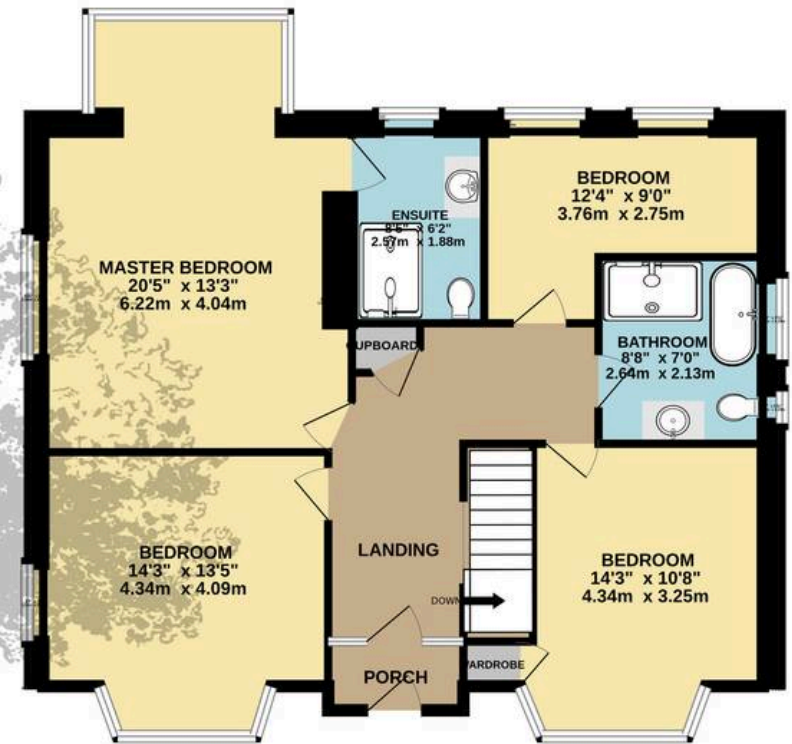




GROUND FLOOR  
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2200 sq.ft. (204.4 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

Broadlands Estates, Library Place - JE2 3NL

07797 814422 • [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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