LE MAISTRE ESTATES



31 Jardin de Haut La Rue de la Vallee

St Mary, Jersey, JE3 3JH

Asking price £729,000

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We are delighted to present this immaculate two bedroom cottage in the highly desirable western parish of St Mary. The home has been lovingly upgraded and finished to a very high standard throughout. On the ground floor, a welcoming entrance hall leads through to a generous lounge & dining space with large opening to the modern, well equipped kitchen. Double doors from the lounge provide direct access to the rear garden, creating a wonderful flow for everyday living and entertaining. Also on this level is a spacious double bedroom and a beautifully appointed house bathroom. Upstairs, the property continues to impress with a particularly spacious principal bedroom, complete with an en suite shower room. There is also an abundance of eaves storage, along with an airing cupboard and loft space providing excellent practicality.

Externally, the property benefits from both front and rear gardens, with scope to extend the rear garden if desired, as well as an area suitable for a shed or store. Parking is provided for three cars. Set within a quiet country estate of similar homes, residents also enjoy use of a communal pétanque pitch. The location is superb, with the local pub and eatery, Parish Church and the filling station with convenient grocery store all within a short stroll.

Viewing is highly recommended.







Ground Floor

Entrance Hallway
Spacious entrance hall with porcelain wood effect tiling, doors to lounge / dining, bedroom two, house bathroom, under stairs storage and carpeted stairs to first floor.

Kitchen 11'9" x 7'10" (3.6 x 2.4)
Spacious kitchen with a range of high and low limestone wooden units with wooden worktops, tiled splash backs and a range master ceramic sink & drainer. A range of integrated appliance and features including fridge /freezer, slimline dish washer, oven with hobs & extractor over, microwave and slide out bins & herb racks. Window overlooking rear garden. Porcelain wood effect flooring with underfloor heating.

Lounge / Dining 16'0" x 12'2" (4.9 x 3.713)
Great sized lounge / diner with porcelain wood effect flooring & underfloor heating, double doors opening on to the rear garden and large opening into kitchen.

Bedroom 2 12'11" x 11'2" (3.95 x 3.426)
Spacious double bedroom, very tastefully decorated with large window overlooking the south facing front garden.

House bathroom 8'5" x 7'6" (2.58 x 2.3)
Sumptuous house bathroom with standalone bath with shower over, wash hand basin within vanity unit and mirror above, WC & heated towel rail. Tiled floor & part walls, underfloor heating.

First Floor

Hallway / Landing
Carpeted hallway with doors to storage cupboard and master bedroom. Access hatch to loft space.

Master Bedroom
Very spacious dual aspect master bedroom laid to carpet with four very large eaves storage cupboards. Views over the front and rear gardens and the petanque pitch.

En-suite 7'10" x 6'10" (2.4 x 2.1)
Beautifully decorated master en-suite with corner shower, WC, wash hand basin and mirror above.

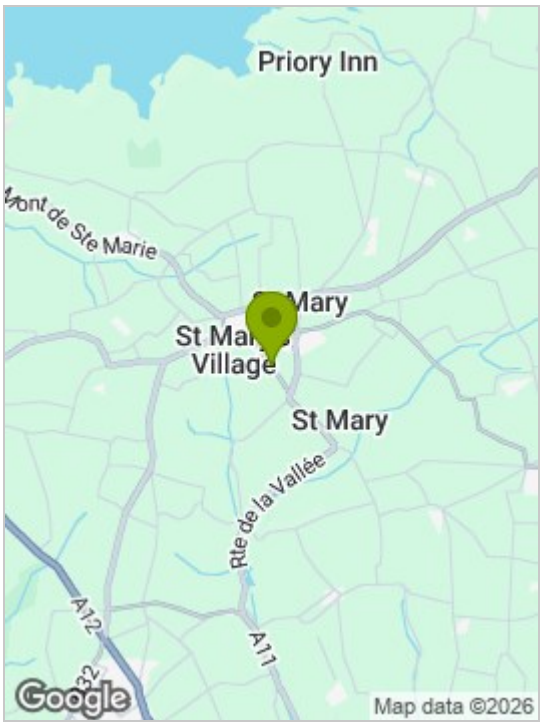
Airing Cupboard 5'2" x 4'5" (1.6 x 1.35)
Handy storage / airing cupboard with hot water cylinder.

Exterior / Gardens
Front garden and rear garden with recently acquired land which can be used to increase the size of rear garden PLUS an area to construct an outdoor shed / store or an additional car parking space.

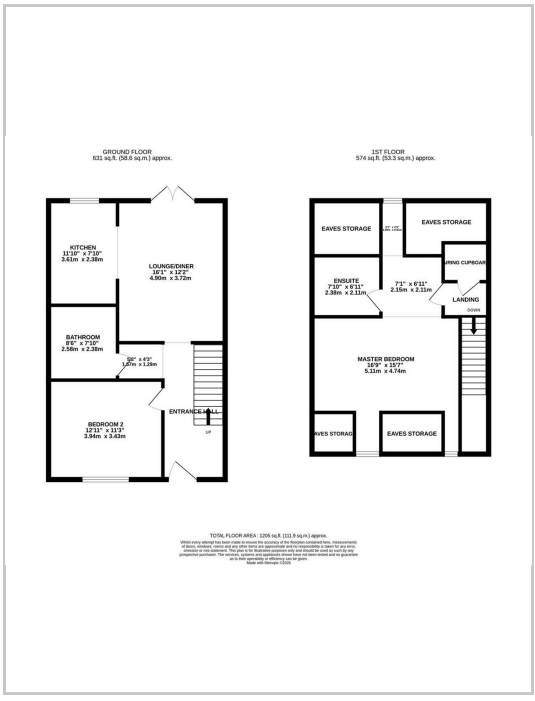
Services
All mains excluding gas. Mains drains, mains water, electric heating & Fully double glazed. Communal fees: £65 per quarter.

Directions
Travelling up St Peter's Valley, take the road left (La Rue de la Vallee) to St Mary's Church. Jardin de Haut is further up lane on the RHS.

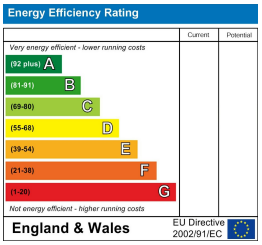
Area Map

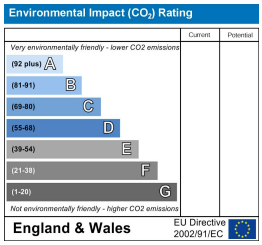


Floor Plan



Energy Efficiency Graph





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