



White Haven, 2 Le Grande Pre La Rue Maraval

Grouville, Jersey, JE3 9DN

£1,200,000



UNDER OFFER WITH LE MAISTRE ESTATES - GROUVILLE / GOREY - BUNGALOW

A great opportunity to acquire a 3 bedroom, 2 bathroom bungalow nearing completion on a very large plot which has been finished to a very high standard and to current building bylaw standards. The property is spacious and briefly comprises of a kitchen / diner with island and patio doors opening to the garden, a great sized lounge with wood burner and patio doors out to the garden, master bedroom en-suite, 2 further double bedrooms and house bathroom, utility cupboard, outside store, large attic with 2 velux windows, large garden to rear and parking for at least 8 cars to the front. On the doorstep you have all the amenities of Gorey Pier, the village, the Pembroke pub and dining, the Royal Jersey Golf Club, the Grouville Co-op, Iceland and the beach. You are also on the fabulous No. 1 Bus route. Viewing an absolute must. DON'T MISS OUT.



Hallway

Amtico wood effect flooring. Doors to all rooms. Recessed lighting. Utility cupboard with washer / drier.

Kitchen / diner 19'2" x 12'7" (5.85 x 3.85)

Range of high and low, high gloss light grey units with Corian work surfaces and tiled splashes. All integrated appliances. Island with breakfast bar. Amtico wood effect flooring, recessed lighting and double doors out to the garden.

House bathroom 8'8" x 5'0" (2.65 x 1.54)

Fully tiled walls and floors. Bath with shower over and shower screen. Wash hand basin, wall hung WC and heated towel rail. Underfloor heating, recessed lighting and frosted window.

Lounge 22'9" x 11'9" (6.95 x 3.6)

Large lounge with multi-fuel stove. Amtico wood effect flooring, recessed lighting and double doors out to garden.

Master bedroom 13'9" x 10'9" (4.21 x 3.29)

Laid to carpet. Double bedroom with built-in wardrobes and recessed lighting.

En-suite 15'5" x 4'1" (4.71 x 1.26)

Fully tiled floor and part walls. Large walk-in shower, wash hand basin, wall hung WC and heated towel rail. Recessed lighting, underfloor heating and frosted window.

Bedroom 2 19'6" x 8'4" (5.95 x 2.55)

Laid to carpet. Double bedroom with fitted wardrobes. Recessed lighting.

Bedroom 3 13'9" x 8'9" (4.2 x 2.67)

Laid to carpet. Built-in wardrobes and recessed lighting. Access to the large attic area.

Outdoor cupboard 8'6" x 4'1" (2.6 x 1.25)

Integral outdoor cupboard housing water cylinder. Plenty of room to store other items.

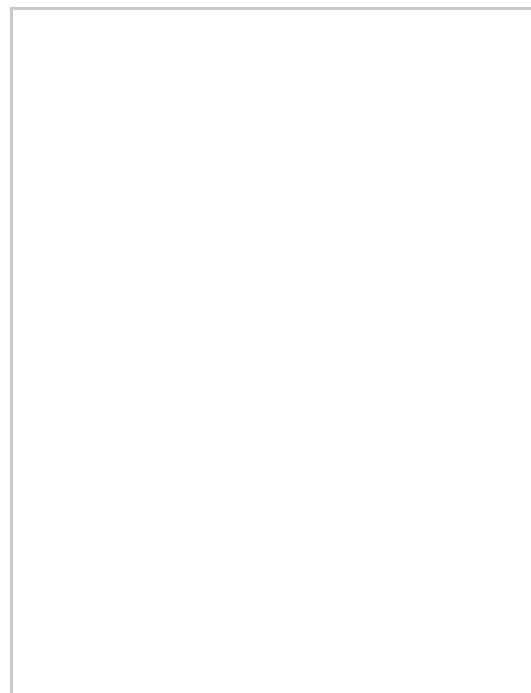
Services

All mains excluding gas. Fully double glazed. Electric heating.

Area Map



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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