



LE MAISTRE
ESTATES



Stradbury, 35 Clos des Ormes La Verte Rue

St. Lawrence, Jersey, JE3 1JJ

£925,000



NEW INSTRUCTION - ST LAWRENCE - Formerly a 5 bedroom, 1 bathroom property Stradbury was converted some 12-13 years ago in to a home with income by creating an integral 1 bedroom, 1 bathroom annexe with it's own front door. The property can quite easily be converted back in to a 4 bedroom, 2 bathroom family home. The main house briefly comprises a good sized kitchen with utility to the side, a dining room which opens on to the large lounge which has sliding patio doors opening on to the south facing patio garden. There is also a cloakroom on the ground floor and there are 2 large double bedrooms, a small double bedroom and house bathroom on the first floor. The annexe has a fully functional eat-in kitchen on the ground floor and a spiral staircase leads you to the first floor where there's a double bedroom with sliding patio doors opening on to the large south facing balcony and a large bathroom with plenty of storage. The annexe also has it's own patio garden to the side of the property and to the rear of the main house, there's also a large paved area with workshop which has lighting and electrics. The property is truly versatile and offers many options. VIEWING IS A MUST.



Ground floor

Entrance Hall

Hallway with wooden flooring, carpeted stairs to first floor with under stair storage, doors to kitchen & lounge.

Kitchen 11'8" x 9'5" (3.58 x 2.88)

Range of high and low wooden kitchen units with laminate worktops, integrated microwave, oven, hobs and overhead extractor. Tiled splash backs & tiled floor. Large window overlooking rear patio garden. Recessed lighting.

Utility 6'11" x 6'0" + 3'3" x 3'11" (2.12 x 1.85 + 1.0 x 1.2)

Tiled utility off kitchen with standalone fridge/freezer, dish washer, tumble drier & washing machine. Cupboard housing boiler and door out to rear patio garden.

Cloakroom 5'10" x 2'10" (1.8 x 0.88)

Fully tiled walls & floors. WC and wash hand basin. Frosted window.

Dining room 11'8" x 10'10" (3.58 x 3.32)

Great sized dining room opening on to the lounge. Wooden flooring & large window overlooking rear patio garden.

Lounge 14'6" x 14'1" (4.43 x 4.3)

Large lounge laid to carpet with feature granite fireplace (non-functioning) and sliding patio doors out to front paved garden.

Kitchen/Dining/lounge (Annexe) 11'9" x 9'0" (3.6 x 2.75)

Room with kitchenette comprising of a range of high and low wooden units and laminate worktops, integrated oven with hobs and extractor over, integrated fridge and standalone washer/drier. Small lounge & dining area with spiral staircase to first floor.

First Floor

Master bedroom 13'9" x 12'4" (4.2 x 3.76)

Large double bedroom laid to carpet with built-in wardrobes and large window overlooking front garden

Bedroom 2 10'1" x 9'10" (3.08 x 3.0)

Large double bedroom with wood effect flooring. Built-in wardrobes & large window overlooking rear of property.

Bedroom 3 9'10" x 8'6" (3.0 x 2.6)

Small double bedroom laid to carpet with built-in wardrobe & large window overlooking rear garden.

House bathroom 9'0" x 6'5" (2.75 x 1.975)

Fully tiled walls & floors. Bath with shower over, wash hand basin with storage below and mirrored cabinet above, heated towel rail, WC and frosted window.

Bedroom (Annexe) 12'1" x 9'6" (3.7 x 2.92)

Double bedroom with wood effect flooring and sliding patio doors out to south facing balcony

Bathroom (Annexe) 10'5" x 8'2" (3.2 x 2.5)

Large bathroom with tiled floor and part tiled walls. Bath with shower over and shower screen, WC, wash hand basin, heated towel rail, plenty of storage and large frosted window.

Exterior

Front of property – large paved south facing terrace enjoying all day sunshine. Carport & access to garage. Balcony on first floor off unit bedroom.

Side of property – Great sized paved area for the unit.

Rear of property – Good sized paved area with large workshop.

Services

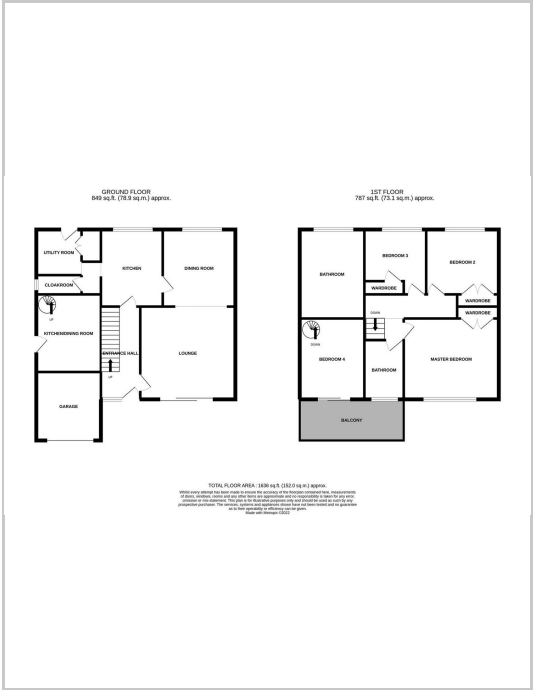
All mains excluding gas. Oil fired central heating. Fully double glazed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

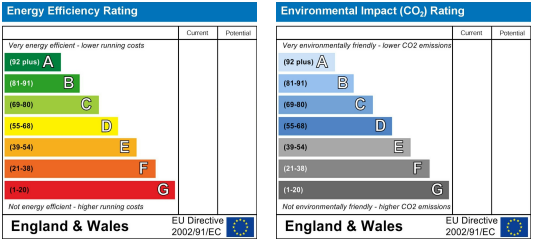
Area Map



Floor Plan



Energy Efficiency Graph



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