



6 Clos du Feuvre La Grande Route De St. Martin

St. Martin, Jersey, JE3 6JL

Asking price £669,000



ST MARTIN - NEW INSTRUCTION - We are pleased to offer you this 3 bedroom family home in the very sought after Maufant Village development with an abundance of schools, 2 co-ops, an M&S, Midland Stores, veterinary practice, doctors practice with a pharmacy and nearby local pubs & eateries most within walking distance or easy reach by car or on the frequent No. 3 bus route. The property itself briefly comprises of an eat-in kitchen, large lounge with functional fireplace which opens on to a fantastic sized conservatory with double doors opening on to the garden. Upstairs you'll find two great sized double bedrooms, a large single room and a house bathroom. To the front of the property there is also a split-level garden, driveway parking for 2 cars and a 6m deep single garage. There is also visitor parking. VIEWING IS AN ABSOLUTE MUST.



Ground floor

Entrance porch 8'11" x 3'8" (2.73 x 1.13)
Entrance porch with tiled flooring. Plumbed for washing machine & drier.

Hallway 10'5" x 5'10" (3.2 x 1.788)
Entrance hall laid to carpet. Doors to downstairs cloakroom, kitchen, lounge & storage cupboard. Stairs to first floor.

Kitchen 10'7" x 10'4" (3.25 x 3.17)
Eat-in kitchen with a range of high and low pine kitchen with laminate worktops and tiled splash backs. Standalone cooker, fridge freezer & dish washer. Large window overlooking front garden. Tiled flooring.

Lounge 19'8" x 12'9" (6.0 x 3.9)
Large lounge laid to carpet with open functional fireplace with back boiler heating the radiators.

Conservatory 16'4" x 8'7" (5.0 x 2.62)
Full width conservatory laid to carpet with double doors opening on to the rear garden.

First Floor

Hallway
Carpeted hallway with doors to bedrooms 1, 2, 3 & house bathroom. Loft access.

Bedroom 1 9'10" x 10'5" (3.0 x 3.19)
Double bedroom laid to carpet with built-in wardrobes & window overlooking front garden & driveway.

Bedroom 2 12'8" x 9'10" (3.88 x 3.0)

Bedroom 3 9'10" x 6'2" (3.0 x 1.88)
Large single bedroom laid to carpet with built-in wardrobes & window overlooking rear garden.

House bathroom 6'9" x 5'5" (2.07 x 1.66)
Tiled walls & vinyl flooring. Bath with shower over. WC and wash hand basin.

Rear garden
Great sized rear garden, part paved, part lawned with raised planting areas.

Front garden
Split level garden mostly paved with raised planting and planting areas.

Driveway
Driveway parking for 2 cars plus garage.

Services
All mains excluding gas. Fully double glazed. Fireplace with back boiler serving radiators.

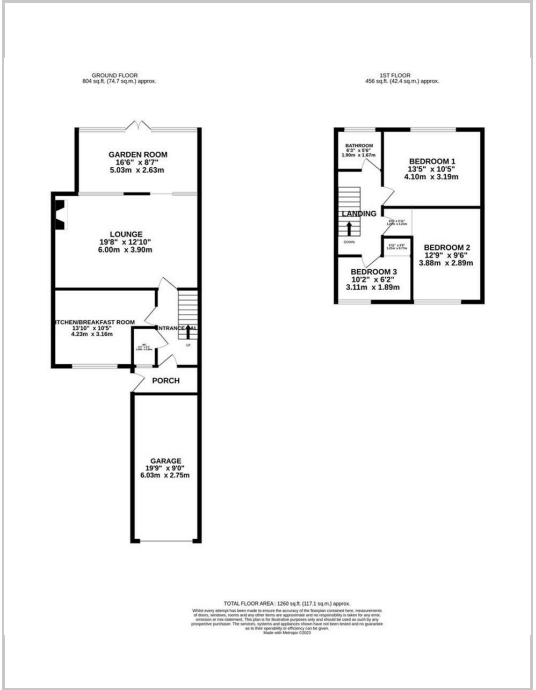
Directions
Travelling along La Grande Route de St Martin turn in to Maufant Village. Travel past the community centre and take your second left in to Clos Le Feuvre. No. 6 is the second property on your LHS.

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

