



## Lukla, 5 Highview La Rue de la Pointe

St Peter, Jersey, JE3 7YE

Asking price £795,000



We are delighted to offer you 'Lukla' a very well maintained 3 bedroom, 3 bathroom family home completed just 9 years ago in the popular Parish of St Peter within a short stroll of all the eateries and amenities as well as the beach at St Ouen just being a short drive away. Situated in a small clos of houses Lukla briefly comprises of a well proportioned eat-in kitchen, a good sized lounge with bi-fold doors opening on to the west facing garden overlooking agricultural fields, a cloakroom and integral garage with utility on the ground floor. On the first floor, you'll find 2 great sized double bedrooms both en-suite with double doors and windows opening on to the spacious first floor sun terrace enjoying rural views over the neighbouring agricultural fields. There is also a smaller double bedroom, house bathroom, linen cupboard and access to the loft space which is fully boarded out providing plenty of storage. The west facing rear garden is perfect for an alfresco lifestyle and enjoys views over the adjoining fields and also the stunning sunsets. The property also benefits from 2 parking and visitor parking. Viewing is highly recommended.





Ground Floor

Entrance Hallway 14'4" x 7'11" (4.39 x 2.42)

Welcoming entrance hallway laid to carpet with doors to kitchen / diner, lounge, cloakroom and carpeted stairs with under-stairs storage to first floor.

Kitchen / Dining 14'5 x 11'3 (4.39m x 3.43m)

Nicely designed eat-in kitchen with a range of high and low wooden kitchen units, granite worktops, integrated double oven and microwave, dish washer, wine cooler and hobs with extractor over. Window overlooking front driveway and double doors opening on to the lounge. Tiled flooring & recessed lighting.

Lounge 18'5 x 13'2 (5.61m x 4.01m)

Great sized West facing lounge with bi-fold doors opening on to the rear garden with views over the neighbouring agricultural land. Door to garage / utility. Recessed lighting.

Cloakroom 6'8 x 4' (2.03m x 1.22m)

Cloakroom with WC, wash hand basin with cupboards below & mirror above & glazed shelving. Tiled floor and part walls. Frosted window.

Utility 9'5 x 3'10 (2.87m x 1.17m)

Utility within garage description below.

First Floor

Landing

Spacious landing laid to carpet with doors to Master bedroom, bedrooms 2 & 3, house shower room & emersion cupboard. Loft access to fully floored out loft space providing plenty of storage.

Master bedroom 15'7" x 9'4" (4.76 x 2.86)

Double bedroom laid to carpet with built-in wardrobes and double doors opening on to the spacious roof terrace enjoying rural and distant sea views.

En-suite 9'4" x 6'0" (2.86 x 1.84)

Fully tiled walls & floor. Walk-in shower, wash hand basin with cupboards below and lit mirrored cupboard above, WC & heated towel rail. Frosted window & recessed lighting.

Bedroom 2 11'7" x 10'8" (3.54 x 3.26)

Double bedroom laid to carpet with built-in wardrobes and double doors opening on to the spacious roof terrace enjoying rural and distant sea views.

En-suite 7'4" x 6'7" (2.24 x 2.03)

Fully tiled walls & floor. Bath with shower over, wash hand basin with cupboards below and lit mirrored cupboard above, WC & heated towel rail. Frosted window & recessed lighting.

Bedroom 3 10'8" x 9'3" (3.26 x 2.84)

Double bedroom laid to carpet with widow overlooking front of property. Recessed lighting.

House Shower Room 7'4" x 5'5" (2.24 x 1.66)

Fully tiled walls & floor. Walk-in shower, wash hand basin with cupboards below and lit mirrored cupboard above, WC & heated towel rail. Frosted window & recessed lighting.

Garage / Utility

Good sized single garage partly used as utility with additional sink and drainer, cupboard, washing machine & drier. Rear door & window out to the rear garden. Electric up and over garage door. 5.5m x 2.9m

Gardens / Exterior

West facing rear garden overlooking neighbouring agricultural land enjoying sunshine from midday and making the most of the sun until last thing and the breath taking sunsets. Partly paved, partly planted out, the remainder seeded out.

Enjoy sipping your morning coffee on your East facing front entrance garden area.

Large West facing first floor sun terrace accessed from two of the double bedrooms. The terrace benefits from glass & stainless balustrading and low maintenance Millboard decking.

Parking

Garage parking for 1 car. Driveway parking for 1 car. Visitor parking.

Services

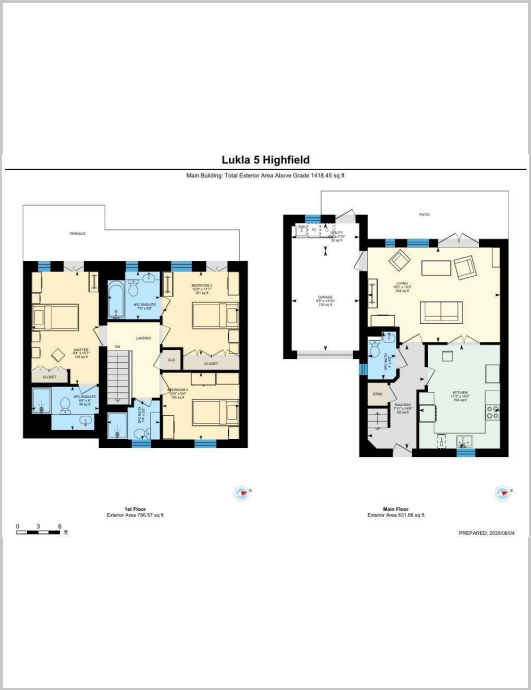
All mains excluding gas. Underfloor heating throughout. Fully double glazed.  
£621.00 PER YEAR service charge to cover communal maintenance.

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

