

5, Le Clos du Petit Pont, La Rue du Craslin, St Peter, Jersey, JE3 7BU

07797 767 203

carol@watsonhomes.je

www.watsonhomes.je



## Bagot Manor Avenue

Jersey, JE2 7RH

Asking price £695,000



Freehold / 3 bedroom family home.

We are delighted to market this lovely, good size family home that is situated in a quiet lane with views over fields. The property was built circa 1930's, and has lovely bay windows in the lounge and master bedroom. The current owner has upgraded the house with a new roof and electric.

There are plans passed should the new owners wish to extend the kitchen into the sun room or square off the sun room. Briefly comprises entrance porch, entrance hall with understairs storage, lounge with bay window and multi-fuel stove opening through to large dining room with a functional fireplace. Double doors to the sun room and a long galley kitchen. A secure and sunny walled in garden with flower borders and a pizza oven. A small garage, off street parking for 1 and on street parking opposite the house.

No onward chain!



### Entrance Porch and Entrance Hall 17'3" x 6'9" (5.26 x 2.08)

With under stairs storage cupboard.

### Cloaks

Fully tiled. Comprising wash hand basin & WC., Tiled flooring.

### Lounge 13'8" x 10'8" (4.19 x 3.26)

A charming lounge with a large bay window, a fire surround with a multi-fuel burner and granite hearth. Wood effect flooring. Open to

### Dining Room 13'8" x 10'8" (4.19 x 3.26)

A lovely family dining room that flows through to the lounge, ideal for a good size dining table and chairs. Functional fireplace and granite surround and alcoves either side. Double doors to Sun Room.

### Sun Room 11'10" x 11'2" (3.62 x 3.42)

Light and airy with blinds on the roof and wood effect flooring. Door to garden. Under floor heating.

### Kitchen 18'7" x 5'11" (5.68 x 1.82)

Modern kitchen comprising range of high and low fitted units with integrated 4 ring ceramic hob, double oven and stainless steel extractor hood, stainless steel 1.1/2 bowl sink and drainer,, washing machine, freestanding dishwasher, fridge/freezer. Door to side and window overlooking the garden. Recess lights and wood effect flooring.

### Stairs to first floor and landing

Window to side and doors to bedrooms and bathroom. Access to loft.

### Bedroom 1 15'11" x 10'5" (4.87 x 3.2)

Double bedroom with bay window offering lovely views over fields, wall to wall fitted wardrobes. Recess lights and fitted carpet.

### Bedroom 2 13'11" x 10'8" (4.26 x 3.26)

Double bedroom with wall to wall fitted wardrobes. Bay window overlooking garden. Fitted carpet.

### Bedroom 3 7'5" x 6'11" (2.27 x 2.12)

Single bedroom with window to front and views over fields. Fitted carpet.

### Bathroom 8'11" x 6'11" (2.74 x 2.12)

Comprising corner shower unit, bath, wash hand basin inset vanity unit with mirror above and WC. Heated towel rail. recess lights. Window to the rear.

### Garden

A delightful good size, safe and secure sunny garden with flower borders and pizza oven with electric cable. Outside tap. Door to small garage.

### Garage

Small garage suitable for a mini or smart car.

### Parking

1 off road parking space at front of house, and there is also on road parking outside the house.

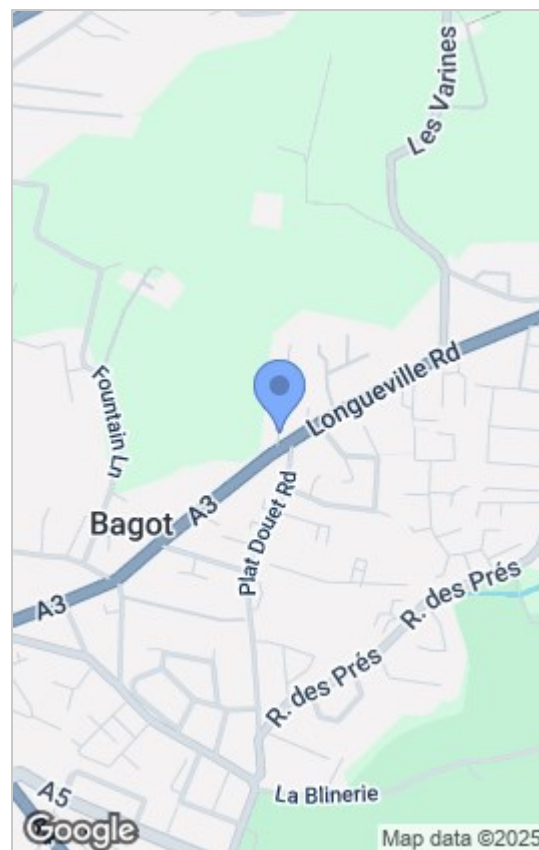
### Services

All mains (no gas), new electric heating throughout. Double glazing.

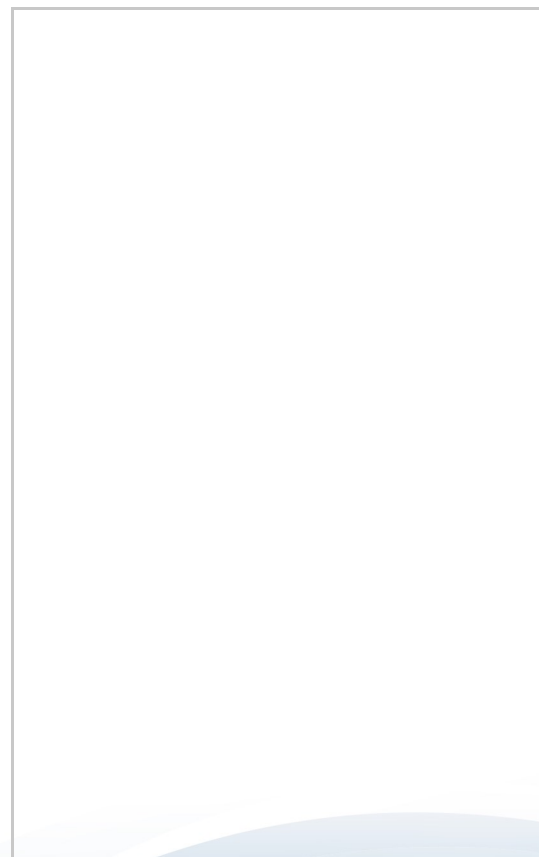
### Anti-Money Laundering

Once an offer has been accepted and negotiations for either the purchase or a letting of a property is entered into, the prospective purchasers or tenants will be required to produce photographic identification (Passport or Driving License) plus proof of your current residential address (a current utility bill no more than 3 months' old) together with confirmation of source of funds and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential housing status as Watson Homes must comply with the current Money Laundering Legislation.

## Area Map



## Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.