

Roselea Cottage, La Rue de l'Eglise, St Peter. JE3 7YH

£675,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This three bedroom dower cottage has benefitted from comprehensive internal modernisation and enjoys a quiet location in rural St Peter.

The location has many advantages as, although it is tucked away from main road traffic, it is also within walking distance of the many local amenities, a very short drive from St Ouen's Bay and has the advantage of being in a sought-after school catchment area. It is also close to the bus stop.

There are two parking spaces to the front of the property with the possibility of adding a further one to the rear.

The enclosed, sunny and south-facing garden is low-maintenance, having been laid mainly to artificial grass, provides a patio area ideal for Summer outdoor eating and entertaining.

Internally, there is a fully-fitted shaker style kitchen plus a large utility room, within which it is possible to add a downstairs WC. There is a lounge/diner with a multi-fuel burner and from this area are doors opening directly into the garden.

On the first floor, there are three bedrooms and a modern house bathroom.

This property could as easily lend itself to the first time buyer market as it could to those wishing to either step up from apartment living or downsize from a larger home.

## FEATURES

- close to all local amenities
- two minute drive to St Ouen's Bay
- sought-after school catchment area
- two parking spaces and potential to add one more
- sunny, low-maintenance, south facing garden.
- No onward chain



## ROOM DESCRIPTIONS

### Services

All mains (excl. gas), full double glazing, OFCH, wood burning stove

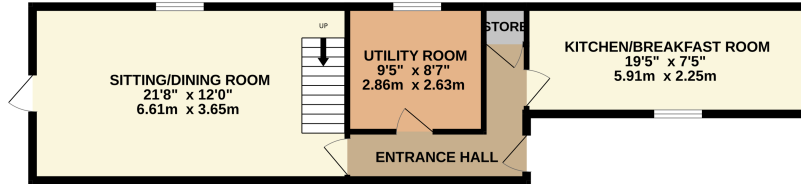




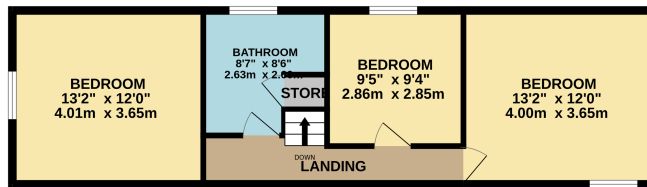


# FLOORPLAN

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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