

6 Clos du Verger La Route de Noirmont, St Brelade. JE3 8AJ

£1,650,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Situated on a prestigious small development of 4 bedroom houses, just a short stroll to St Brelade's Bay and St Aubin's Village there are over 25 restaurants and bars in walking distance. Close to Mont Nicolle primary and Les Quennevais Secondary. The area is also served with excellent bus services 12, 12A, 14, 15, and 22. This house is the largest of the four different styles, offers 4 bedrooms (2 with ensuite) living room, separate dining room, study, dine-in kitchen utility and integral garage. The large garden is mostly south facing (bordering a WILDLIFE CORRIDOR). This impeccable home is offered with immediate availability. Sole agent.

## FEATURES

- 4 bedroom plus study detached house
- Living room, separate dining room
- 2 bedrooms with en-suite
- Large sunny garden, wildlife corridor
- Prestigious and peaceful development
- Just above St Brelade's Bay



## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hall

Living Room

Dining Room

Study

Kitchen

Utility

Cloakroom

### First Floor

Master bedroom

Ensuite Bathroom

Bedroom 2

En-suite shower room

Bedroom 3

Bedroom 4

House Bathroom

### Exterior

Garden

Integral Garage

Parking

### Services

#### Restrictions

Children welcome

Pets considered

2year lease minimum

### Services

Fully double glazed. Gas central heating. Faral radiators.



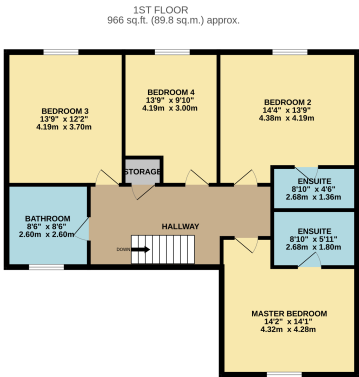
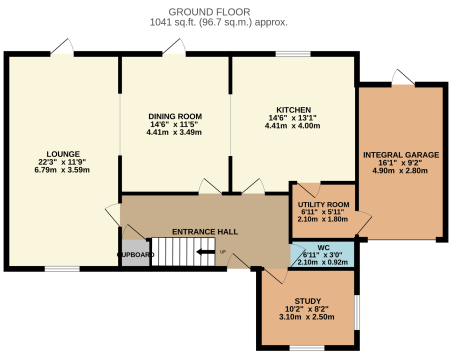








FLOORPLAN



TOTAL FLOOR AREA: 2007 sq.ft. (186.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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