

2 Clos Saut Falluet, La Route des Quennevais, St Brelade. JE3 8FH

£749,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Benest Estates presents this 3 bedroom family home situated on a peaceful development in St Brelade. This property has a large secure rear garden as well as parking for two cars. Family sized living/dining room with doors leading to rear garden. The kitchen has been opened up to the living/dining area in order to create a bright, open plan living space. Conveniently, the ground floor also houses a cloakroom, ideal for guests. To the first floor you'll find two double bedrooms, one single and a house bathroom. Situated close to the airport, Les Quennevais School and the Les Quennevais amenities. Fantastic bus route.

## FEATURES

- Three bedroom terraced house
- Spacious lounge/kitchen/diner
- Parking for 2 cars
- Close to new Les Quennevais School
- Close to all amenities yet peaceful
- Fantastic bus routes



## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

1.9m x 1.11m (6' 3" x 3' 8")  
Door to entrance hall & snug.

#### Hallway

4.8m x 1.77m (15' 9" x 5' 10")  
Doors to kitchen, living room & cloakroom

#### Living/Dining Room

4.87m x 5.17m (16' 0" x 17' 0")  
L shaped family sized living room with dining area. Doors to conservatory.

#### Kitchen

3.3m x 2.39m (10' 10" x 7' 10")  
Open plan kitchen from dining room with high and low kitchen units, Window overlooking front of property.

#### Conservatory

3.68m x 3m (12' 1" x 9' 10")  
Double doors leading to secure rear garden

#### Snug

4.93m x 2.50m (16' 2" x 8' 2")

#### Cloakroom

1.38m x 0.79m (4' 6" x 2' 7")  
W.C. and wash hand basin.

### First Floor

#### Hallway

Doors to bedrooms & bathroom

#### Bedroom 1

3.09m x 3.10m (10' 2" x 10' 2")

#### Bedroom 2

2.77m x 3.99m (9' 1" x 13' 1")

#### Bedroom 3

2.98m x 2.28m (9' 9" x 7' 6")

#### House Bathroom

1.66m x 1.95m (5' 5" x 6' 5")

### Services

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All services including gas. Fully doubled glazed

#### Parking

Parking for 2 vehicles

#### Garden

Secure rear garden, ideal for young families. Trampoline & shed to the rear of the garden.

### Directions

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On Airport Rd, the turning for Clos Sut Falluet is immediately after Roberts garage on RHS, No.2 is the second house on the RHS as you drive in.







