

La Bouque, 2 The Gables St Ouen, Le Hurel. JE3 2LE

£1,550,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Constructed in 2007 and situated in farm style development of 4 individual and well appointed homes in St Ouen's Bay just a short walk from the surf. This superb 5 bedroom 3 bathroom house offers over 2,550ft<sup>2</sup> of spacious accommodation, ideal for any family looking for space & style with a light and bright feel just moments from the beach. To the ground floor is an extended living room, open plan kitchen diner, snug utility, office and cloakroom with underfloor heating to all. To the first floor are 3 double bedrooms and bathroom, with the master bedroom benefitting from a walk-in-wardrobe and an opulent en-suite. To the second floor are two further double bedrooms, an additional bathroom and rural views to the sea. The secure west facing walled rear garden although not huge is well thought out and both the living room and kitchen diner have bi-fold door access, it is the perfect spot for some afternoon sun worship and evening entertaining. The double car port (plans passed to extend and add garage door) has parking for one in front and further visitor spaces within the development. With St Ouen's Village amenities just a 2 minute drive away and the beauty of St Ouen's Bay and the surf just moments away this high specification immaculately presented home impresses on so many levels. Sole agent.

## FEATURES

- 2,550ft<sup>2</sup> 5 bedroom 3 bathroom house
- Impeccable, high quality interior fixtures and fittings
- Spacious living area, kitchen diner & separate study
- In St Ouen's Bay, just moments from the surf
- Double car port with ample parking
- Select and desirable farm development



## ROOM DESCRIPTIONS

### Services and notes

All mains (except Gas). Mains drains, heating & water electric. Wet electric under floor central heating to ground floor (excluding study and living room extension), radiators to first and second.

Car port has plans passed to extend and add a garage door.

### Directions

From St Ouen's Village head down La Route des Millais, near the bottom of the hill turn right onto La Route Route de l` Etacq, then left onto Le Hurel. The Gables is down on RHS.







# FLOORPLAN



GROSS INTERNAL AREA  
 GROUND FLOOR: 1200 sq. ft, FIRST FLOOR: 846 sq. ft,  
 SECOND FLOOR: 505 sq. ft  
 TOTAL: 2551 sq. ft

EXCLUDED AREAS: GARAGE: 307 sq. ft, REDUCED HEADROOM BELOW 1.5M: 122 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY