



Hunt Estates

Charming Granite Semi Detached Family Home  
St. Clement, Jersey

## CHARMING GRANITE SEMI DETACHED FAMILY HOME

Just steps from St Clement's school and the bus stop, this beautifully maintained granite property makes an ideal family home.

The immaculate kitchen opens directly onto the garden, while the adjoining dining room features sliding doors leading to the private walled garden, perfect for entertaining. A cosy sitting room with a newly installed wood burner adds warmth and charm, and a cloakroom completes the ground floor.

On the first floor, there are two generous double bedrooms, including a particularly spacious master bedroom with built-in cupboards, as well as a family bathroom. The second floor spans the entire property, offering a versatile bedroom that could easily be transformed into a master bedroom with en-suite and dressing room, or used as a fantastic space for a teenager.

Externally, the walled garden enjoys excellent sunshine throughout the day, creating a delightful outdoor space for relaxation and al fresco dining.























## FEATURES

- Granite property
- 3 double bedrooms
- 1,400 sq. ft
- Walled garden
- On 1 & 1a bus route
- Close to St Clement's & Le Rocquier School

## INFORMATION

- Mains drains and water
- New pressurised water system
- Electric heater with new boiler
- Double glazed
- Parking for 2
- Parish rates for 2024 were £396
- Freehold and Entitled/Licensed

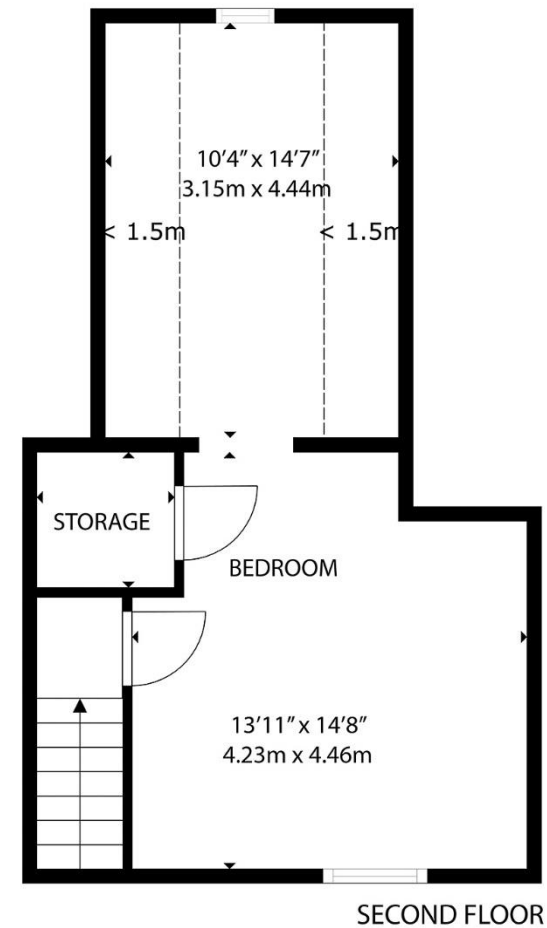
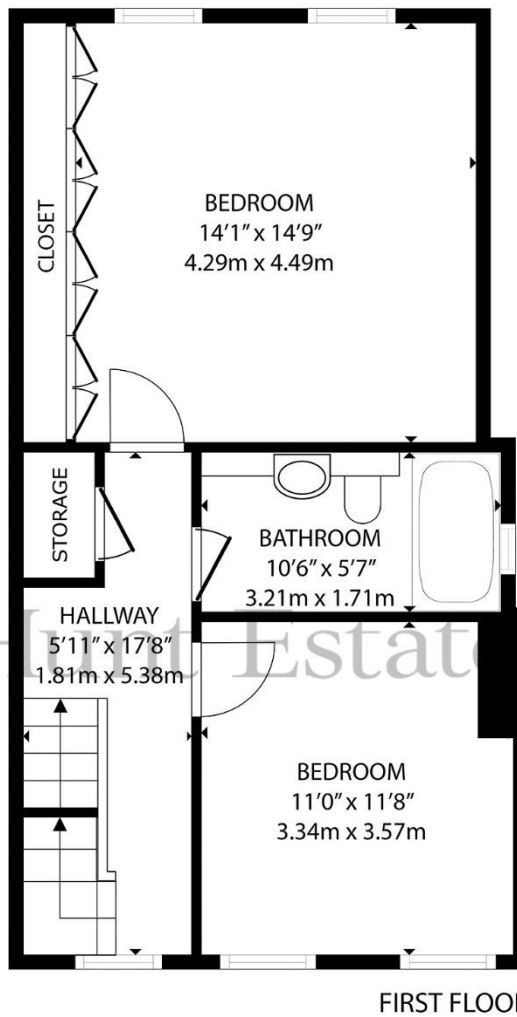
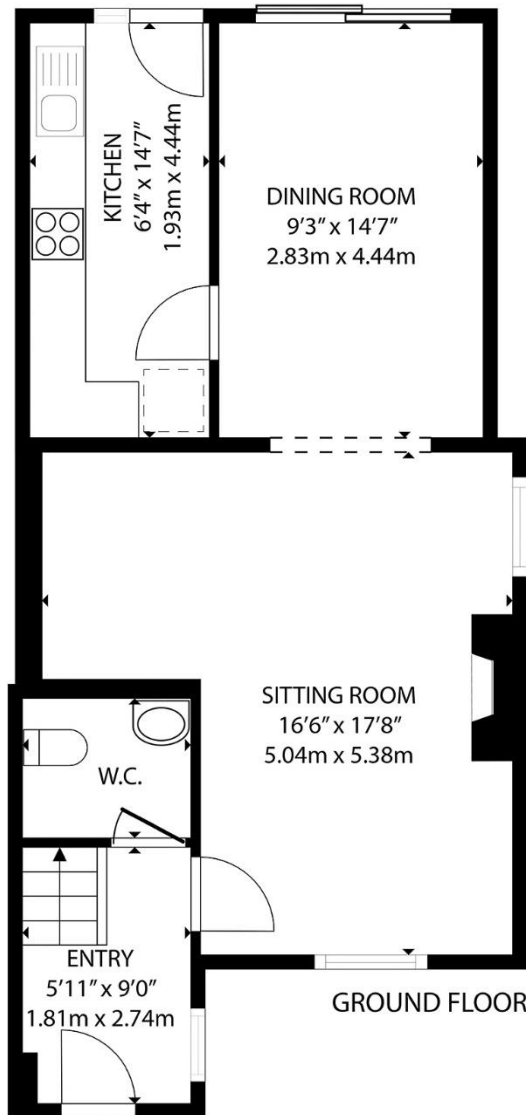
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GROSS INTERNAL AREA  
 GROUND FLOOR: 569 sq. ft, 52.9 m<sup>2</sup>, FIRST FLOOR: 542 sq. ft, 50.3 m<sup>2</sup>, SECOND FLOOR: 320 sq. ft, 29.8 m<sup>2</sup>  
 TOTAL: 1431 sq. ft, 132.9 m<sup>2</sup>

EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 76 sq. ft, 7.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL, ACTUAL MAY VARY



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