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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Rural Aspect Detached Dormer Bungalow
St Peter, Jersey

SPACIOUS DETACHED DORMER BUNGALOW WITH FOUR ENSUITE BEDROOMS, DOUBLE GARAGE AND A RURAL ASPECT

The spacious detached dormer bungalow is situated just five minutes' walk from the beach front at Beaumont and with the Gunsite café, a choice of pubs and the Co-op supermarket all within easy reach. The location has excellent bus services nearby linking it to St Helier, the Airport and the western parishes. It falls within the catchment area for St Peter's Primary School and Les Quennevais Secondary School.

The ground floor accommodation comprises; an outer porch opening to the main hallway, cloakroom, laundry room, boot room, a stunning kitchen /dining room with garden doors and rural views, a large living room with a wood burning stove, a primary ensuite bedroom, and a further ensuite double bedroom.

On the first floor there are two ensuite double bedrooms and large loft areas. The principal rooms open onto a large sunny aspect terrace with an extending awning and have west facing views across the well-stocked level garden to tranquil meadow land beyond.

An electric gated entrance gives access to a block-paved parking area sufficient for at least five cars. A large detached double garage has an internal stairway leading to storage above or what could be the perfect teenager's den.

The all-mains services are well suited to those with an eye on running costs, with triple glazing to the east facing elevation and an immediate switch over capability from a new electric boiler to the oil-fired central heating boiler.

Whilst living close to the coast, there is the added peace of mind of the property lying within the area designated as being at low risk of coastal flooding. This property offers a rare combination of outstanding accessibility, well suited to a busy family, with a delightful west facing rural aspect viewing across "Green Zone" protected open meadows. No onward chain.





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FEATURES

- Delightful west facing rural aspect
- Detached dormer bungalow
- Four ensuite bedrooms
- Five minutes' walk to the beach
- Excellent bus services

INFORMATION

- Mains water and drains
- Dual electric and oil-fired central heating with switchover capability
- Triple glazed east elevation. Remainder double glazed
- Detached double garage with storage above
- Driveway parking for 5 cars
- Parish rates for 2025 were £696
- Freehold and Entitled/Licensed

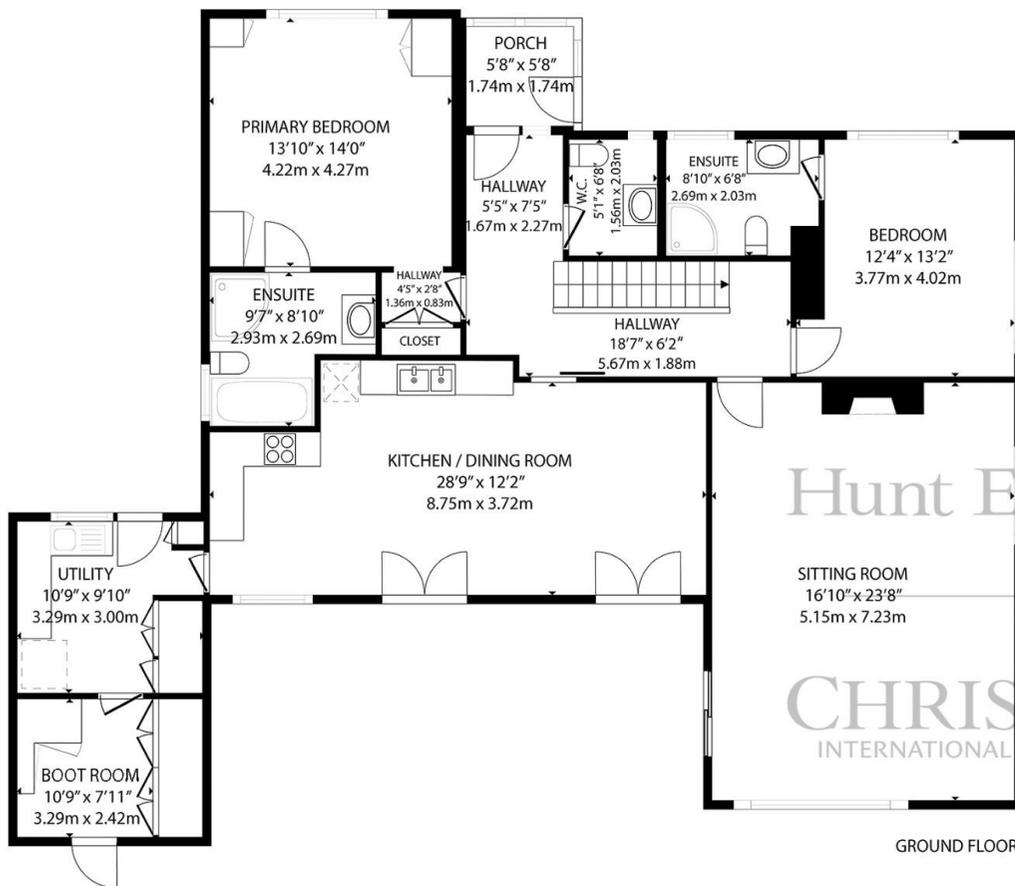


David Voak MNAEA
Property Negotiator

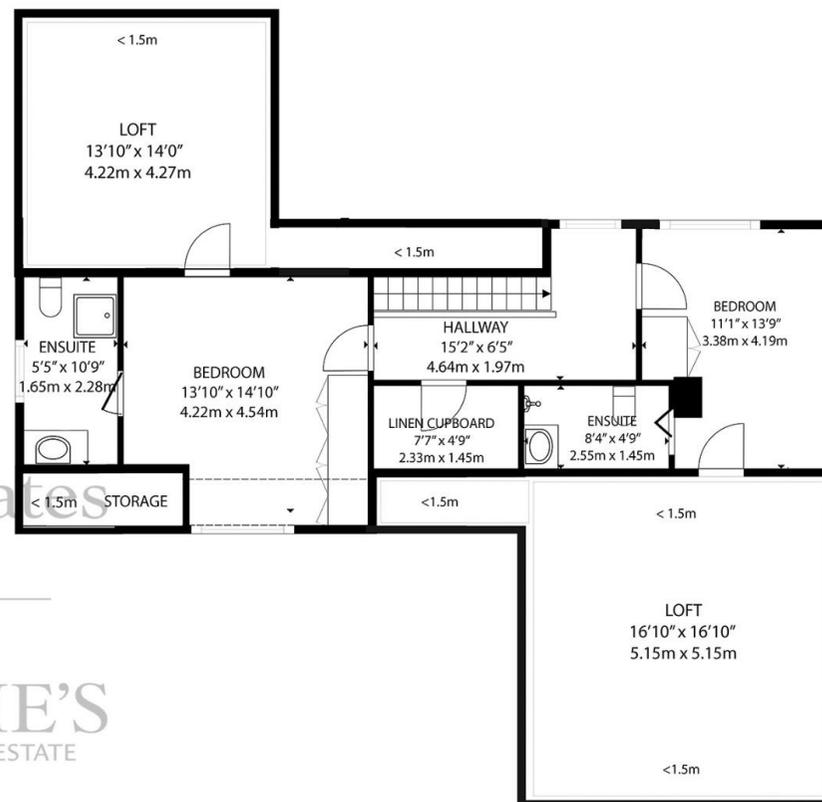
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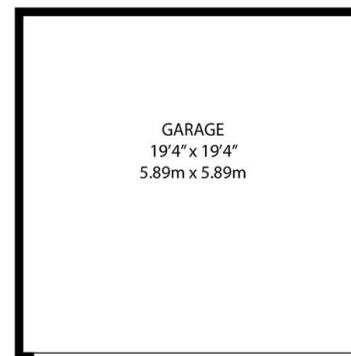




GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
 GROUND FLOOR: 1672 sq. ft, 155.3 m2, FIRST FLOOR: 588 sq. ft, 54.6 m2
 TOTAL: 2260 sq. ft, 209.9 m2

EXCLUDED AREAS: REDUCED HEIGHT BELOW 1.5m - LOFT: 476 sq. ft, 44.2 m2
 GARAGE: 373 sq. ft, 34.6 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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