



Hunt Estates

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INTERNATIONAL REAL ESTATE

Norowsa, La Vallee De St. Pierre
£1,600,000

An exceptional six bedroom family home in the sought-after Bel Royal area, offering approximately 4,000 sq ft of versatile accommodation, generous entertaining space and beautifully landscaped gardens. Combining flexible living with an enviable location close to St Aubin's Bay, this substantial home is ideally suited to modern family life.

The welcoming entrance hall immediately creates a sense of space and leads to the principal reception rooms. A superb dual aspect living room extends over 27 feet in length and provides an ideal space for relaxing and entertaining, whilst the separate dining room offers an elegant setting for formal occasions. To the rear, a wonderful garden room spans almost the full width of the property, seamlessly connecting the main living accommodation with the private rear garden and creating an excellent additional reception area all year round.

The spacious kitchen enjoys ample workspace and storage and is complemented by a large utility/laundry room with internal access to the integral double garage.

The first floor provides four generous double bedrooms, including two impressive principal suites, both benefiting from en-suite facilities. A further double bedroom is fitted with wardrobes, whilst another spacious room is currently arranged as a home office but can be used as another bedroom, offering excellent flexibility for those working remotely. The house bathroom completes this floor which serves two of the rooms on this level.

The second floor continues the theme of exceptional space, offering two further large rooms. One is currently utilised as an expansive home office with its own en-suite, whilst the other provides another excellent double bedroom, also enjoying en-suite facilities. Currently arranged as a gym, providing excellent flexibility as a fitness suite, hobby room, studio or additional workspace.

Externally, the enclosed rear garden has been thoughtfully designed for both entertaining and family enjoyment, featuring a combination of patio, decking and lawn surrounded by mature planting. Gated access to both sides of the property leads to the front, with one side incorporating bespoke external storage solutions. To the front, the property offers a generous paved driveway providing parking for two to three vehicles in addition to the integral double garage.

Few locations offer such an attractive balance of convenience and lifestyle. Living here you can enjoy easy access to St Helier, while St Aubin's Bay, Beaumont's popular eateries, coastal cycle paths and everyday amenities are all within comfortable walking distance. You are also on a bus route that has many services passing by regularly.

INFORMATION

Mains drains and water

Oil fired heating

Double glazing

Double garage & parking for 2/3 cars

Parish rates for 2025 were £1,159 pa

Freehold and Entitled/Licensed







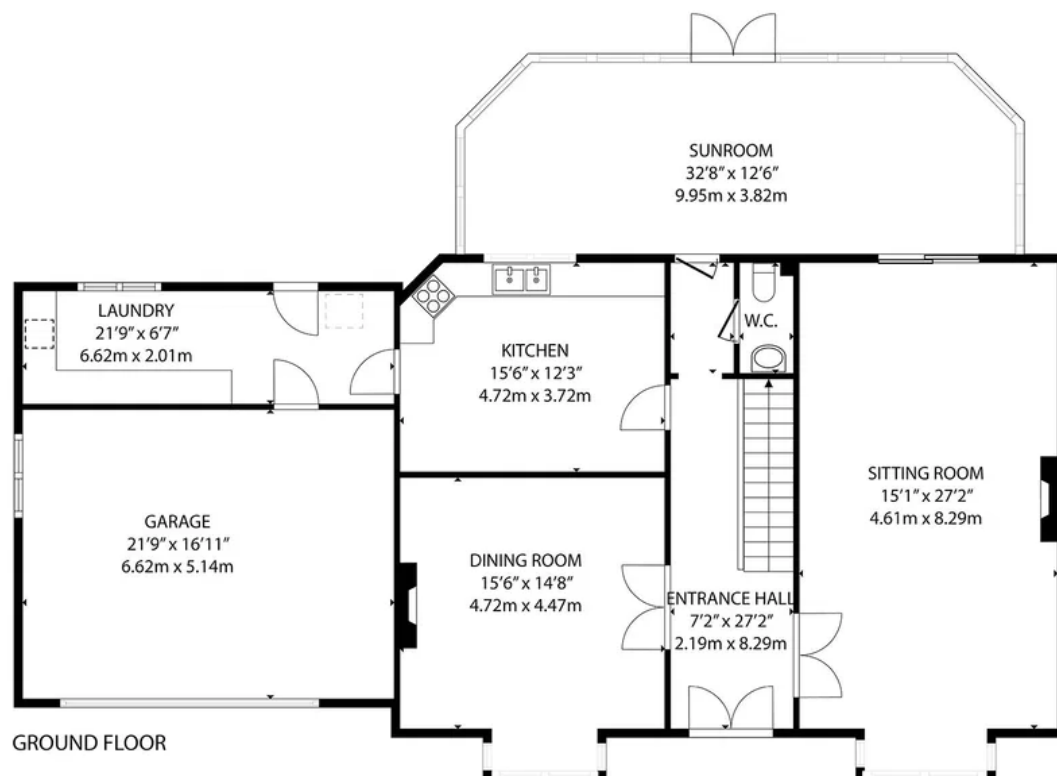
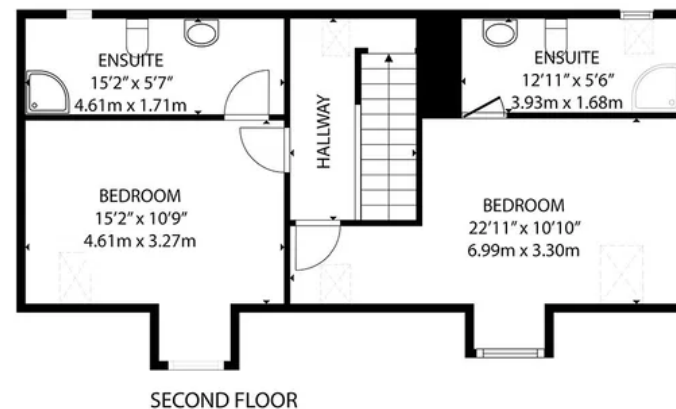
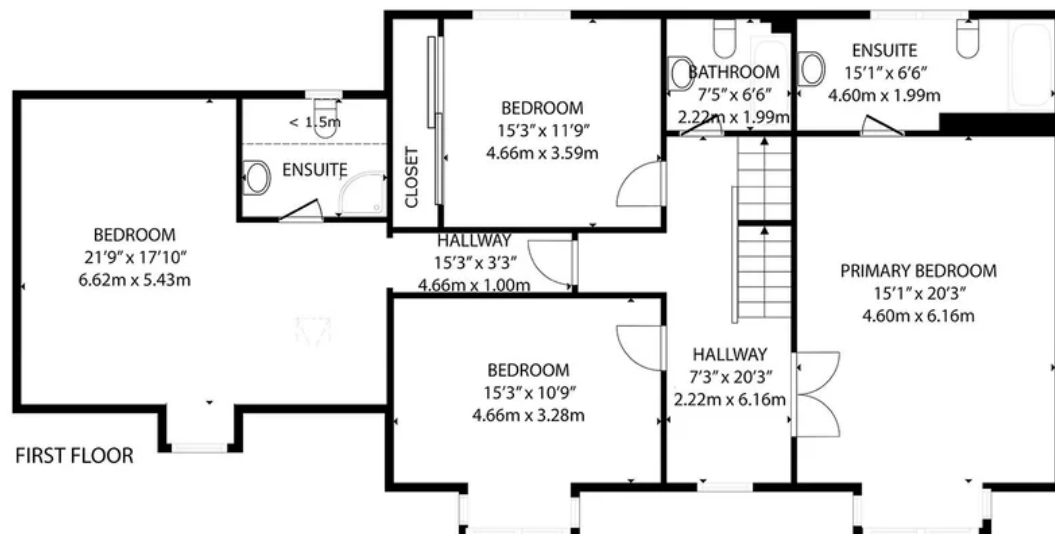












GROSS INTERNAL AREA
 GROUND FLOOR: 1941 sq. ft, 180.3 m2, FIRST FLOOR: 1379 sq. ft, 128.11 m2
 SECOND FLOOR: 606 sq. ft, 56.3 m2
 TOTAL: 3926 sq. ft, 364.7 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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