



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

9 Le Clos De La Gare
St Brelade, Jersey

This three-bedroom, two-bathroom semi-detached house is located in the sought-after Clos de la Gare development of just sixteen houses near La Moye. Built in 2006 by the highly regarded Houze Construction on behalf of the long-standing local developer, G R Langlois Ltd, this property sits furthest away from the main road within the Close and with easy access to the adjacent Railway Walk.

The well-designed family friendly accommodation comprises entrance hall, cloakroom, a large fully fitted eat-in kitchen, living room with glazed doors to the garden. The entire ground floor has ceramic tiled flooring. At first floor level, there is a hallway with easy loft access, an ensuite primary bedroom with external glazed doors to a south facing covered balcony, a house bathroom and two further bedrooms. The house bathroom provides a bath with shower over, whilst the ensuite provides a shower. The huge loft space was trimmed out at the time of build in 2006 to create an unobstructed open space that offers the potential for conversion, subject to obtaining the necessary permissions.

Externally there is a north facing low maintenance garden that leads off the living room and that has side gate access. The garden is partly paved and part faux grass, enclosed by fencing and with a deep border planted with small trees and shrubs giving a high level of privacy. A timber garden shed provides useful storage space for garden furniture. Bordering the garden there is a separate pitched roof single garage with power sockets and storage above. In front of the garage, there are two in-line parking spaces as well as shared use of a visitor space.

The location offers everything a young family could wish for. There is a pathway leading directly from the entrance to the Close through to one of the most picturesque sections of the Railway Walk, giving access without having to cross the road for children or dog walkers. The Railway Walk offers a gentle stroll westwards to Corbiere for the headland paths and spectacular sunsets or eastwards for a more energetic, traffic free cycle all the way to St Aubin and onwards along the cycle track to St Helier.

It lies within the catchment area for La Moye School (primary) and Les Quennevais School (secondary). The local shop, La Moye School and Les Creux Country Park are a 10 minute walk away. There are regular bus services (Routes 12A and 22) passing close by, as well as the school bus services. Within a ten-minute drive are the stunning beaches of St Brelade's Bay, Beauport and St Ouens Bay as well as all the amenities at Quennevais and Red Houses.

No onward chain.

INFORMATION

Mains drains & water (no gas)

Electric under floor heating









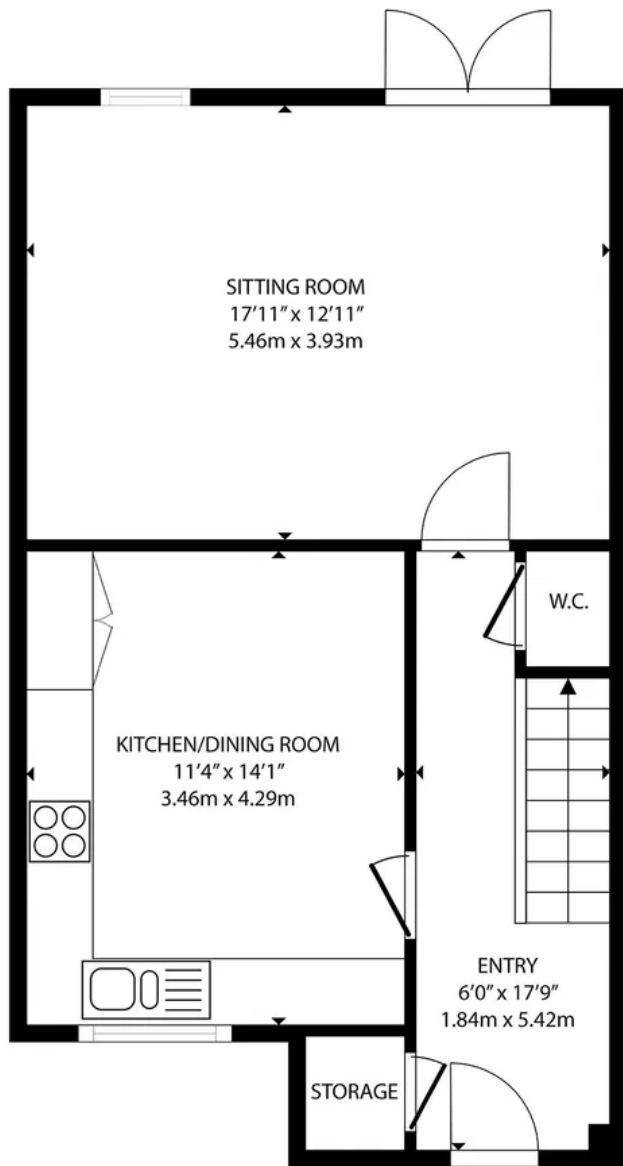




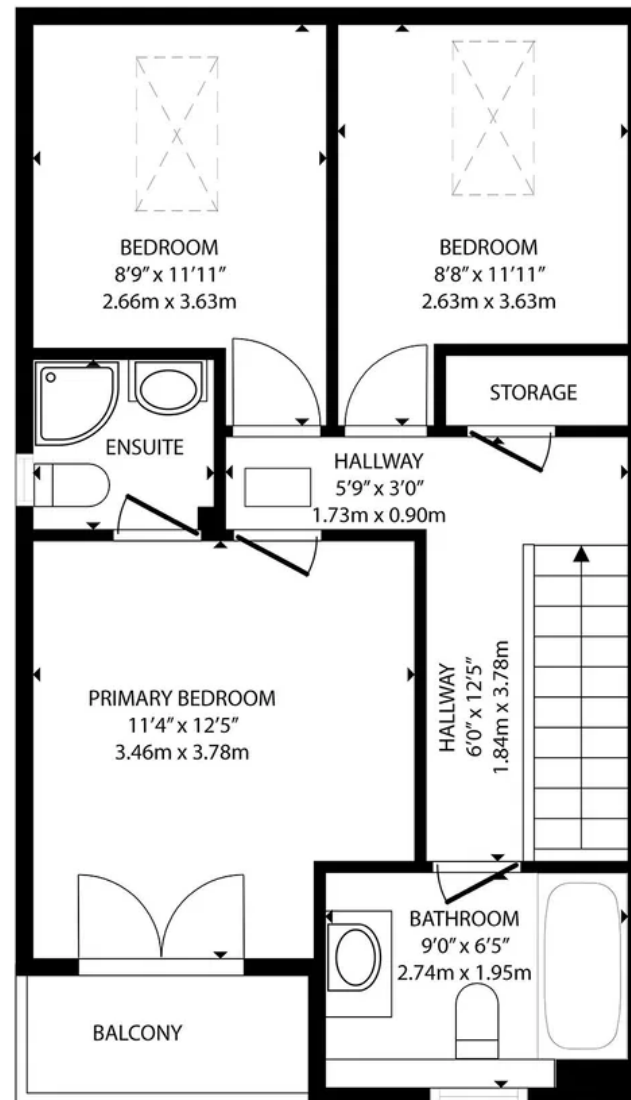




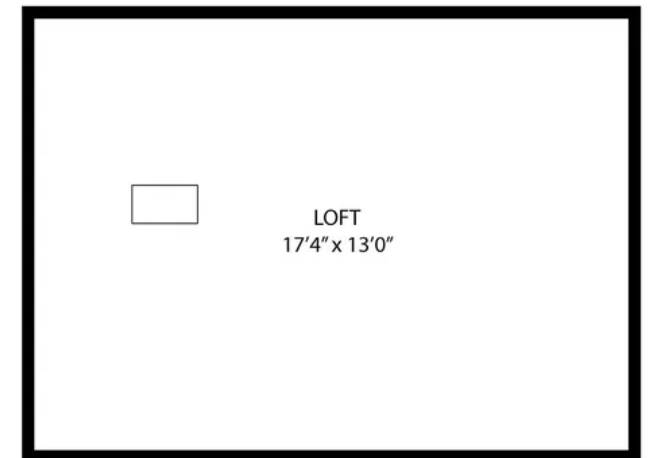
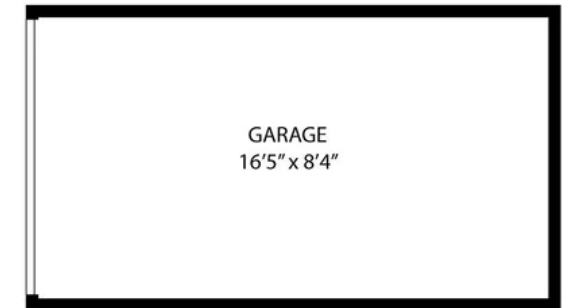




GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
GROUND FLOOR: 498 sq. ft, 46.2 m2
FIRST FLOOR: 498 sq. ft, 46.2 m2
LOFT: 225 sq. ft, 20.9 m2
TOTAL: 1221 sq. ft, 113.4 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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