

INTRODUCING

La Fregondee, La Grande Route De St Martin, St Martin, JE3 6JB

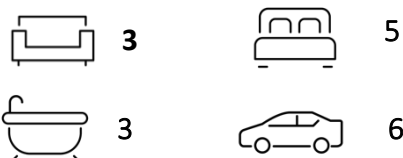


Connecting People & Property Perfectly.

New to market, this attractive detached five bedroom family home is located in a prime position for ease of access to all major schools, amenities and a short commute into the town centre. Offering over 3800 sq ft of well proportioned accommodation and finished with engineered oak flooring and staircase, the current owners have lovingly cared for and maintained the property, however some modernisation would only enhance the property further. The ground floor offers a spacious kitchen/breakfast room, adjacent to the dining room/snug and a stunning aspect overlooking the garden. In addition, there is a very spacious 28 ft long living room inclusive of a functional fireplace, a formal dining room and an additional reception room provided by a s/w facing conservatory. There is great under the stair storage, large utility room and cloakroom all on this level. The first floor offers five bedrooms and house bathroom. The Master suite is very generous, with walk through dressing room, en-suite shower room and ensuite bathroom plus a balcony overlooking the garden. Parking is provided within a gated driveway which could accommodate 6-8 cars in addition to the integral double garage two spaces plus a spacious single garage. With both south and west facing aspects, the garden enjoys all day sunshine and is large enough to warrant a swimming pool, fully enclosed it is a safe space for all the family and pets to enjoy. This home will appeal to a family requiring a lot of space both inside and out, or professionals who are looking for a house with simply nothing to do but unpack. Internal viewing is highly recommended.

- **Substantial family home**
- **Five bedroom/ Three receptions**
- **Long driveway approach**
- **3800 sq ft of accommodation**
- **South west facing garden**
- **Double garage and ample parking**

Price £2,250,000 Qualified | Freehold



PROPERTY ID: 2448





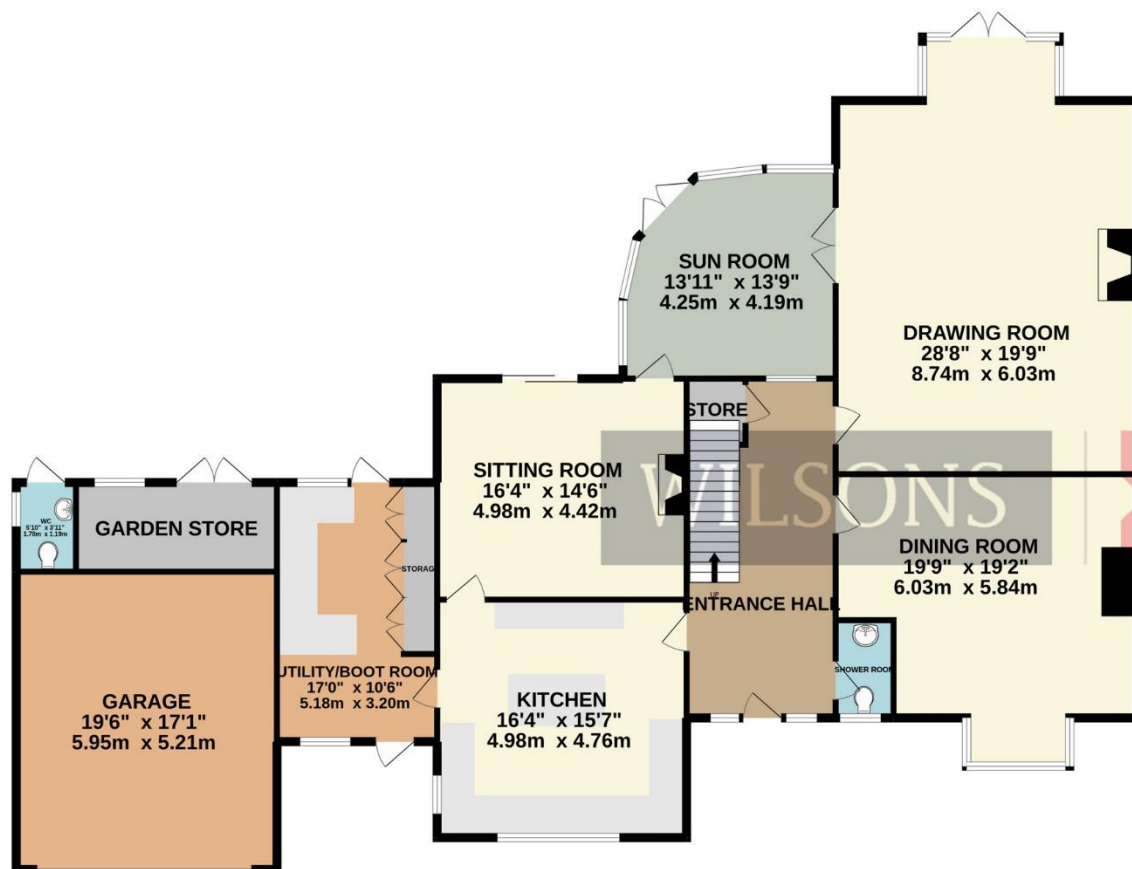








GROUND FLOOR
2330 sq.ft. (216.4 sq.m.) approx.



1ST FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



TOTAL FLOOR AREA : 3830 sq.ft. (355.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

All mains except gas.
Oil fired central heating.
Fully double glazed.

DIRECTIONS

Proceed along La Grande Route De St Martin towards St Martins church, approx 200m after the junction to La Rue Du Hucquet, turn into the driveway on the LHS (end of the laylandii)

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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