



Netherfield

Les Grands Vaux



# Netherfield, Les Grands Vaux, St Helier, JE2 4NB

This well presented, detached three bed home in Grands Vaux offers an open plan living area with separate modern kitchen, excellent natural light and attractive outdoor spaces, creating a comfortable and versatile family home.

The ground floor accommodation centres around a spacious open plan living and dining area with a double sided Granite fireplace between the two areas, providing a bright and sociable space for everyday living. The modern fitted kitchen offers ample storage and worktop space and opens directly onto a sun trap patio and barbecue area, ideal for outdoor dining and entertaining.

Upstairs, the property features three bedrooms, including a spacious principal bedroom with a dedicated dressing area, a double bedroom with built-in wardrobes, and a further single bedroom. These are served by a modern house bathroom, fitted with a luxury steam shower.

Externally, the property benefits from tiered gardens that enjoy a sunny aspect and offer excellent potential for landscaping or personalisation. The gardens can be accessed both from the ground floor and directly from the first floor landing, creating a strong indoor-outdoor feel. A separate external storage shed provides useful additional space.

Further benefits include garage parking for one vehicle, along with a convenient location close to town amenities, schools and countryside walks.

This property presents an excellent opportunity to acquire a modern home, set within a popular residential area.



Parish: St Helier

Qualification: Qualified

Tenure: Freehold

Price £839,000



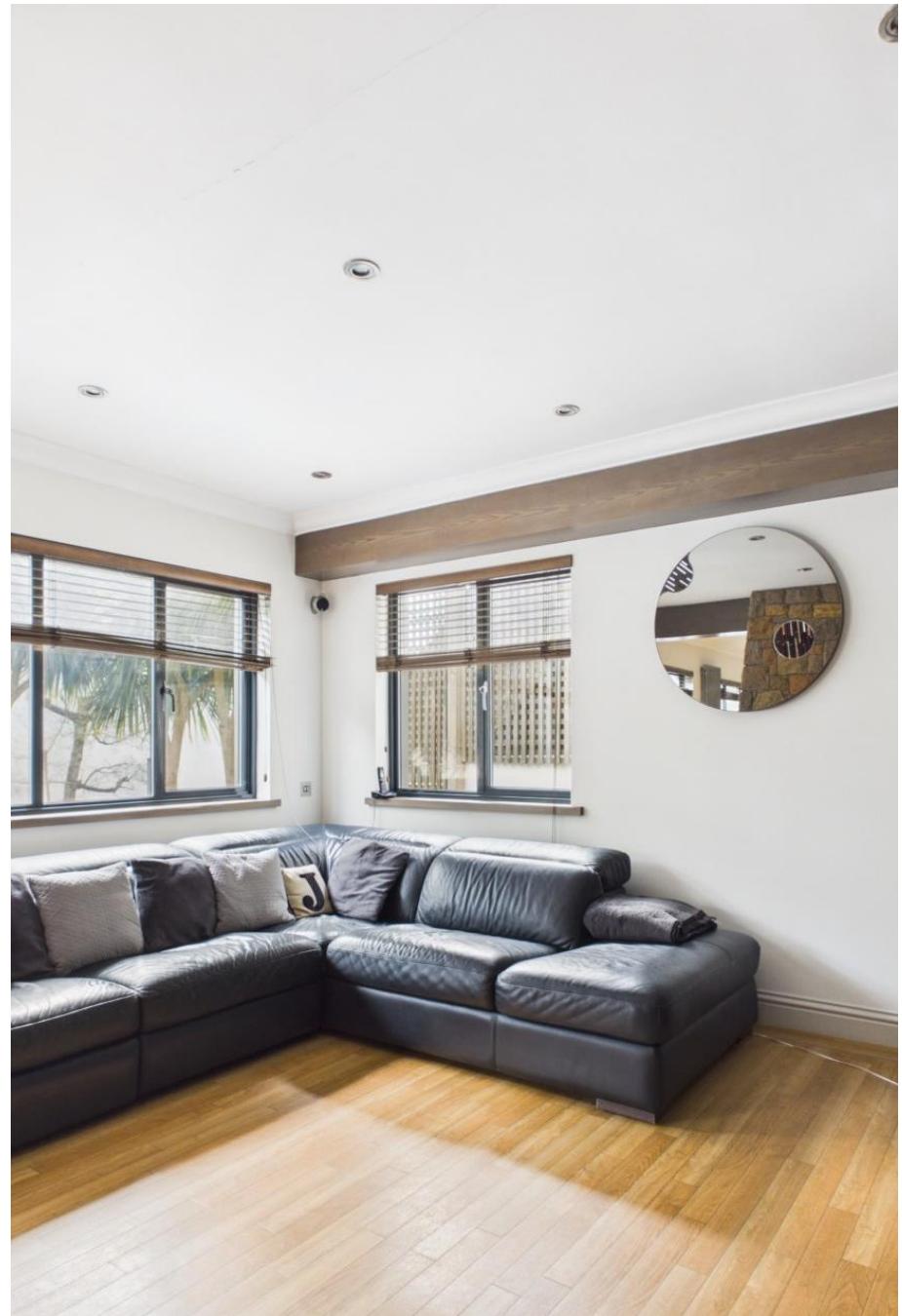
- Detached three bed home
- Modern open plan living-diner
- Spacious kitchen leading to sunny patio/BBQ area
- Large principle room with dressing area
- Sunny tiered gardens and patio areas
- Garage parking for one car











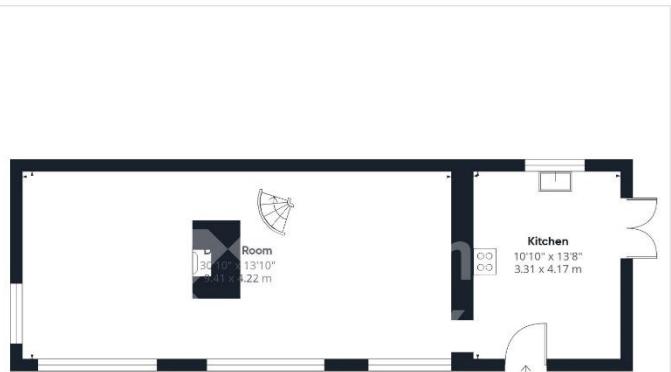




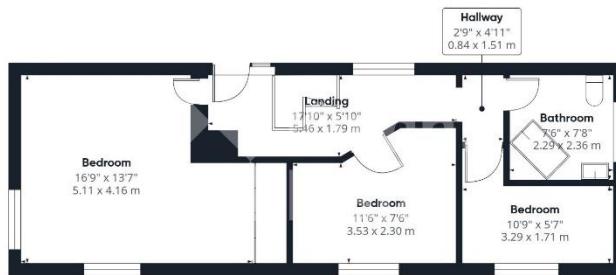




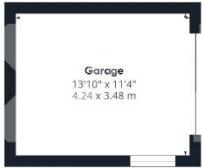




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1270 ft<sup>2</sup>  
118.1 m<sup>2</sup>

**Reduced headroom**  
7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Electric Heating

Mains Drains

Mains Water

+441534 877977

Knight Frank Jersey

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