



2 Vent D'Ete

La Rue De L'Etocquet



2 Vent D'Ete, La Rue De L'Etocquet, St John, JE3 4AE

Approached via a quiet country lane, this substantial detached family home has been recently built to the highest of standards throughout. Generously proportioned this modern home offers 2700 sq ft of accommodation, with quality herringbone oak effect tiling all through the ground floor. Beautifully designed interior by Nicolle Murray incorporating shaker style kitchen, with centre island, truly the hub of the home. Open plan offering great space to entertain the whole family and friends. The living room provides ample seating/entertainment space with media wall, recessed shelving and inset electric fireplace with bi folding doors into the wrap around enclosed garden. Adjacent there is a second reception room/snug and cloakroom. Upstairs the first floor provides four double bedroom suites. Special mention must be made to the master bedroom with vaulted ceiling, walk in dressing room and luxurious four piece bathroom with free standing bathtub and double sinks. From this room there is also access to a south facing balcony, from which there are rural views.

Externally the property offers a fully enclosed low maintenance wrap around garden with lawn and patio areas (there is potential to extend the garden, details upon request). additionally there is driveway parking for two/three cars and integral single garage.

This would be the perfect home for a busy family, professional couple or for those down sizing without comprising on internal space or quality. Viewing is highly recommended.



Parish: St John

Qualification: Qualified

Tenure: Freehold

Price £2,225,000



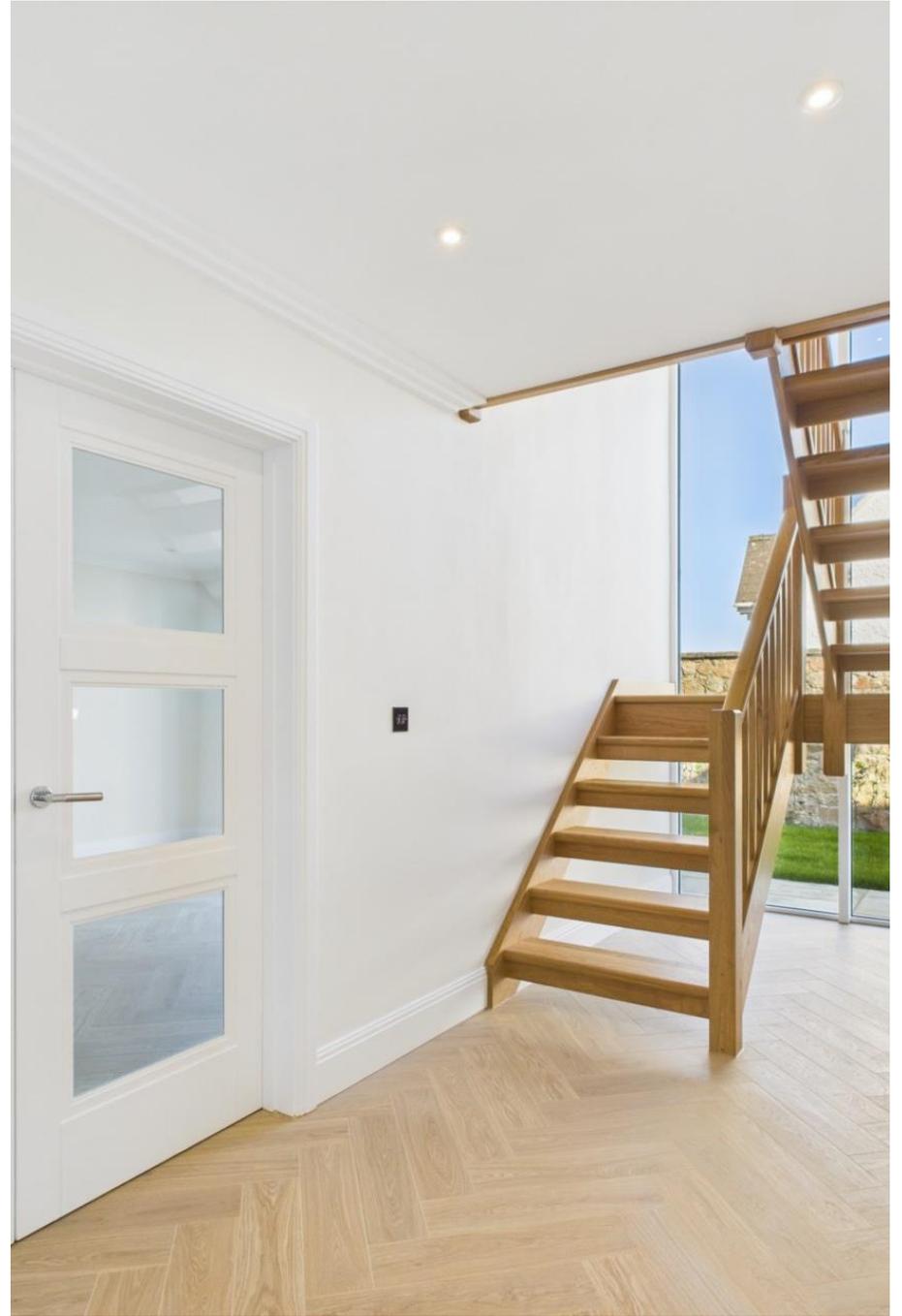
- Detached granite faced home
- Four bedroom suites
- Quiet country location
- Exceptional finish
- 33ft living space
- Garden, garage and parking







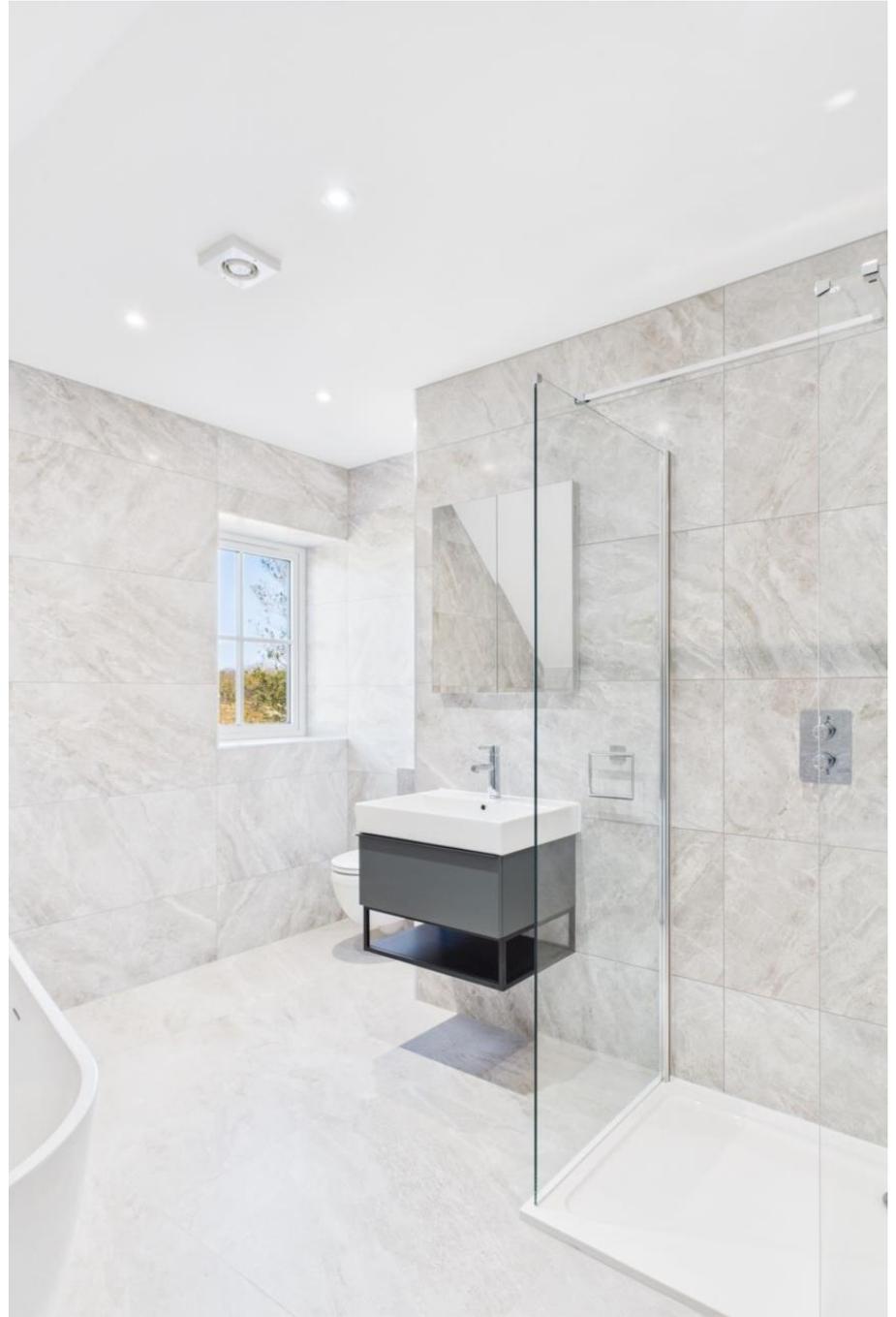












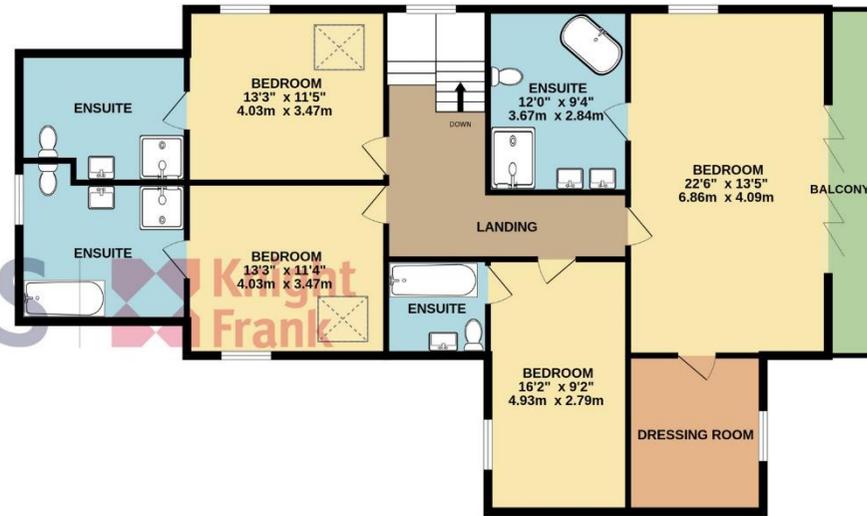




GROUND FLOOR
1375 sq.ft. (127.8 sq.m.) approx.



1ST FLOOR
1351 sq.ft. (125.5 sq.m.) approx.



TOTAL FLOOR AREA : 2727 sq.ft. (253.3 sq.m.) approx.

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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.

Services

All mains services (no gas)

Fully double glazed

Underfloor electric heating (air source heat pump)

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