

INTRODUCING
32 Sion Village, La Grande Route De St Jean, St John, JE3 4AX



Connecting People & Property Perfectly.

Situated in the heart of Sion Village, this beautifully refurbished three bedroom family home offers modern, low maintenance living, just a short commute from town and close to all local amenities.

Traditionally laid out over two floors, the ground level features a spacious open plan living area with a fully integrated contemporary kitchen. From here, french doors open onto a private, enclosed garden , a sunny safe haven ideal for both children and pets.

Upstairs, you`ll find three generous double bedrooms and a stunning, recently updated house bathroom.

Additional benefits include a tandem garage currently utilised as a gym, utility, and storage area, as well as two further driveway parking spaces. The property also benefits from visitor parking and access to a communal green and play area within the development, perfect for young families.

With nothing to do but move in, this immaculate home combines comfort, convenience, and community living.

- **Modern family home**
- **Three double bedrooms**
- **Refurbished throughout**
- **Convenient central location**
- **Enclosed low maintenance garden**
- **Parking and tandem garage**

Price £735,000 Qualified | Freehold



1



3

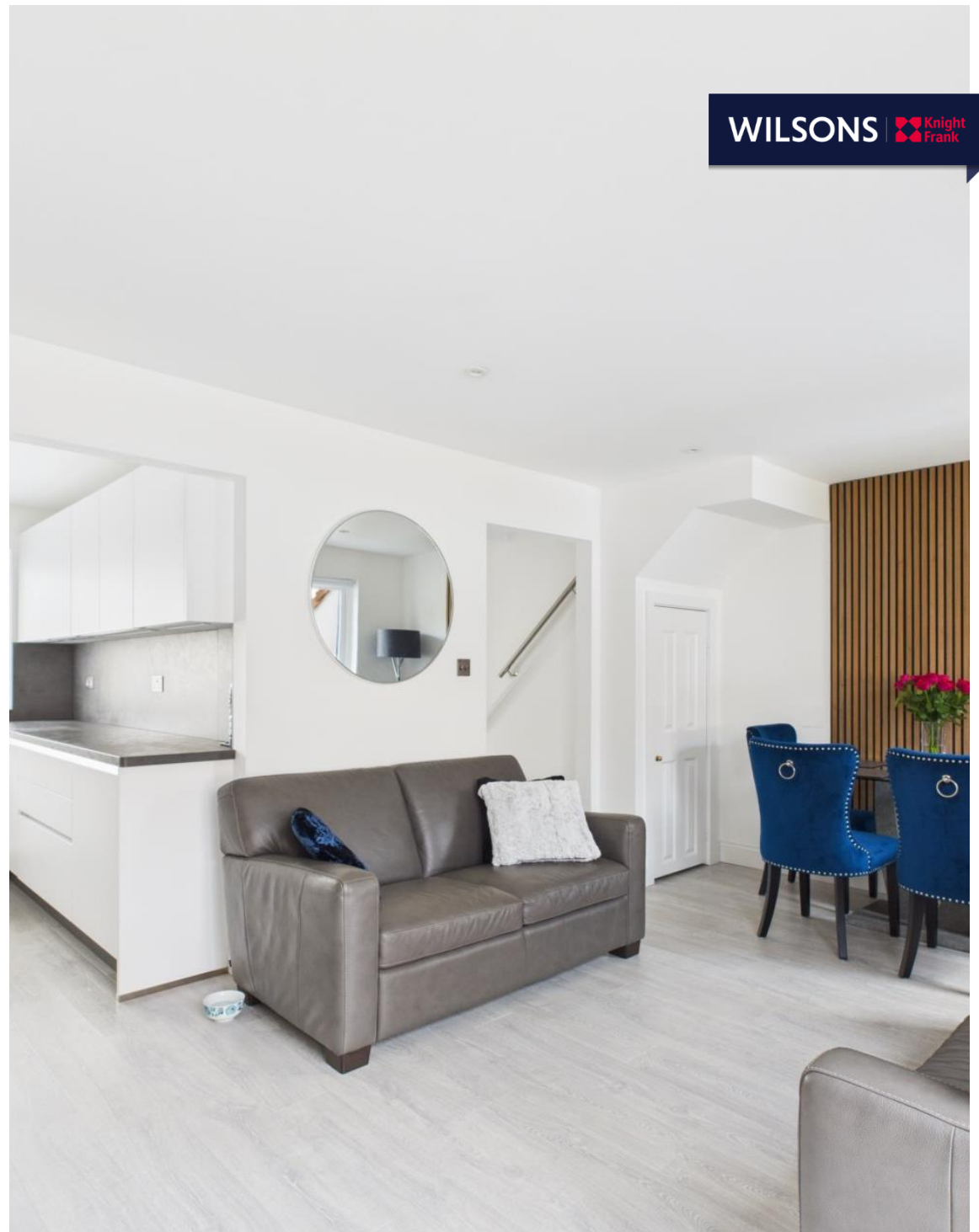


1



2

PROPERTY ID: 3701



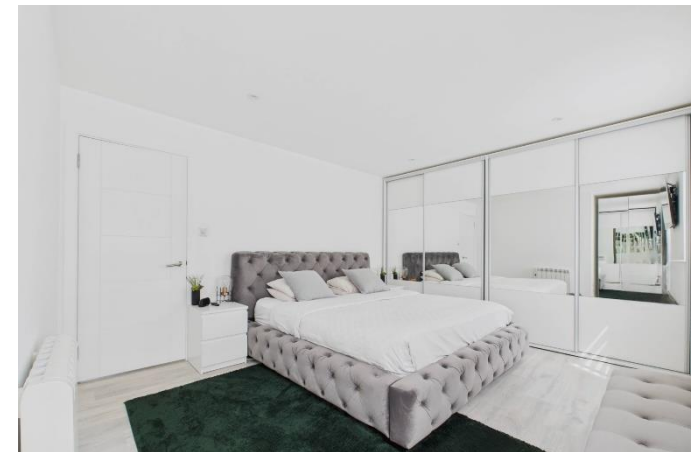
WILSONS | Knight Frank

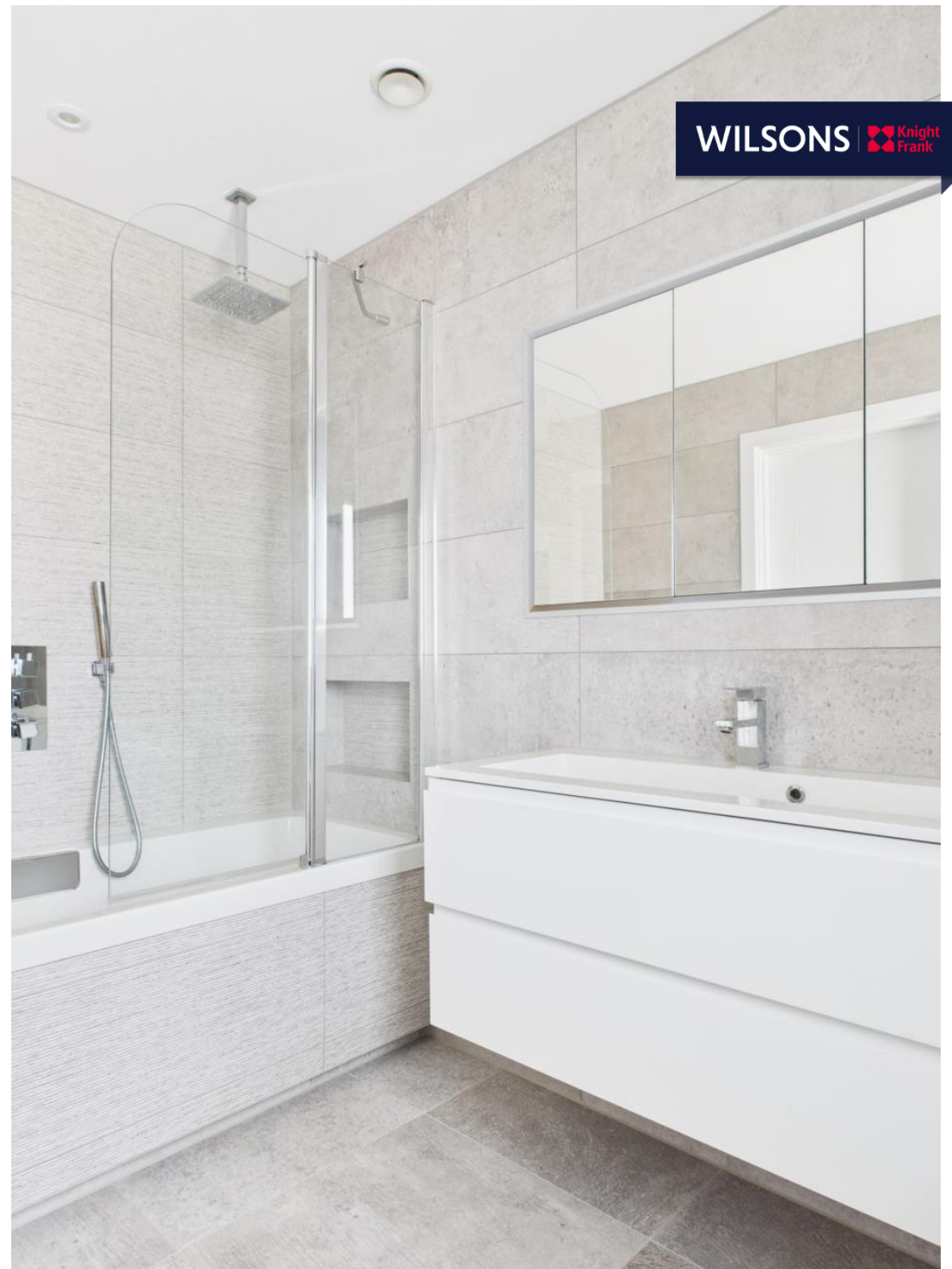






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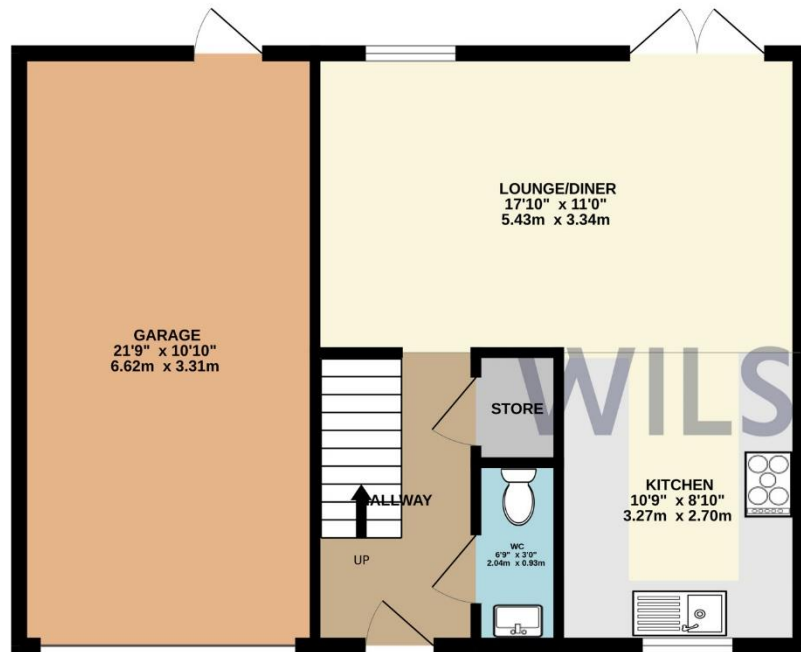




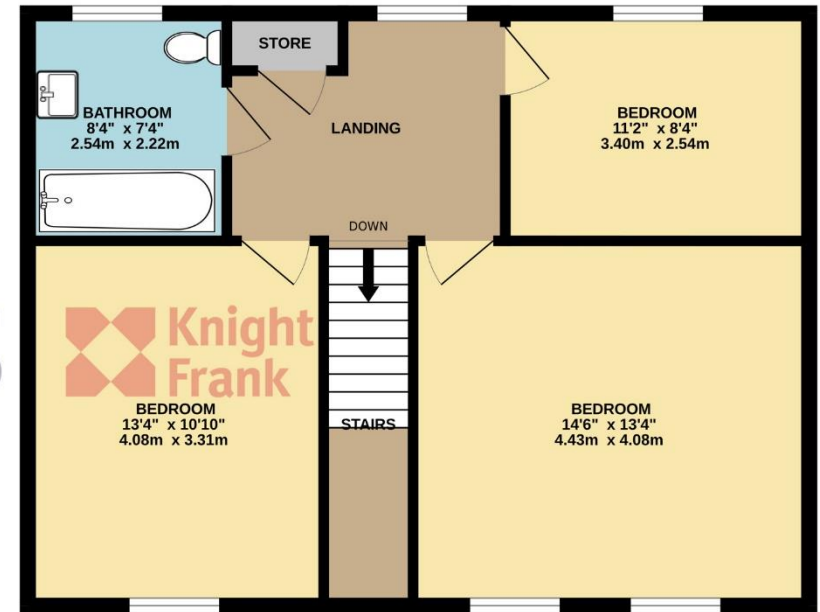




GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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

Mains drains

Mains water

fully double glazed

Electric underfloor heating (ground floor)

Electric radiators (first floor)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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