



## La Maison Du Coin

12 Clos De La Rocque





# La Maison Du Coin, 12 Clos De La Rocque, Grouville, JE3 9BY

This well presented linked detached home occupies a generous plot in a peaceful residential setting, enjoying open field views to the front and positioned just a short walk from the beach at La Rocque.

Offering adaptable 4–5 bedroom accommodation, the property provides excellent space for families or those seeking flexibility in how they live and work.

The ground floor includes a large bright reception room, which features a log burner and views over the garden.

The fully integrated kitchen is well arranged with ample storage and with generous worktop space and modern appliances. A separate utility room provides additional practicality and houses laundry appliances. A ground-floor bedroom—equally suited as a study, guest room or home office sits alongside a modern shower room, offering superb flexibility for multi-generational living or remote working,

Upstairs, the spacious principal bedroom enjoys its own dressing area and a large en suite bathroom. Two further double bedrooms benefit from fitted wardrobes, and an additional single bedroom offers the option of a fifth bedroom, nursery or dedicated study. One of the double bedrooms also features access to a private balcony.

Externally, the property benefits from a large lawned garden and generous parking on driveway. A half boarded loft provides valuable extra storage.

Combining generous accommodation with pleasant field views and easy access to La Rocque, this is a versatile and well-located family home.



Parish: Grouville

Qualification: Qualified

Tenure: Freehold

Price £1,250,000

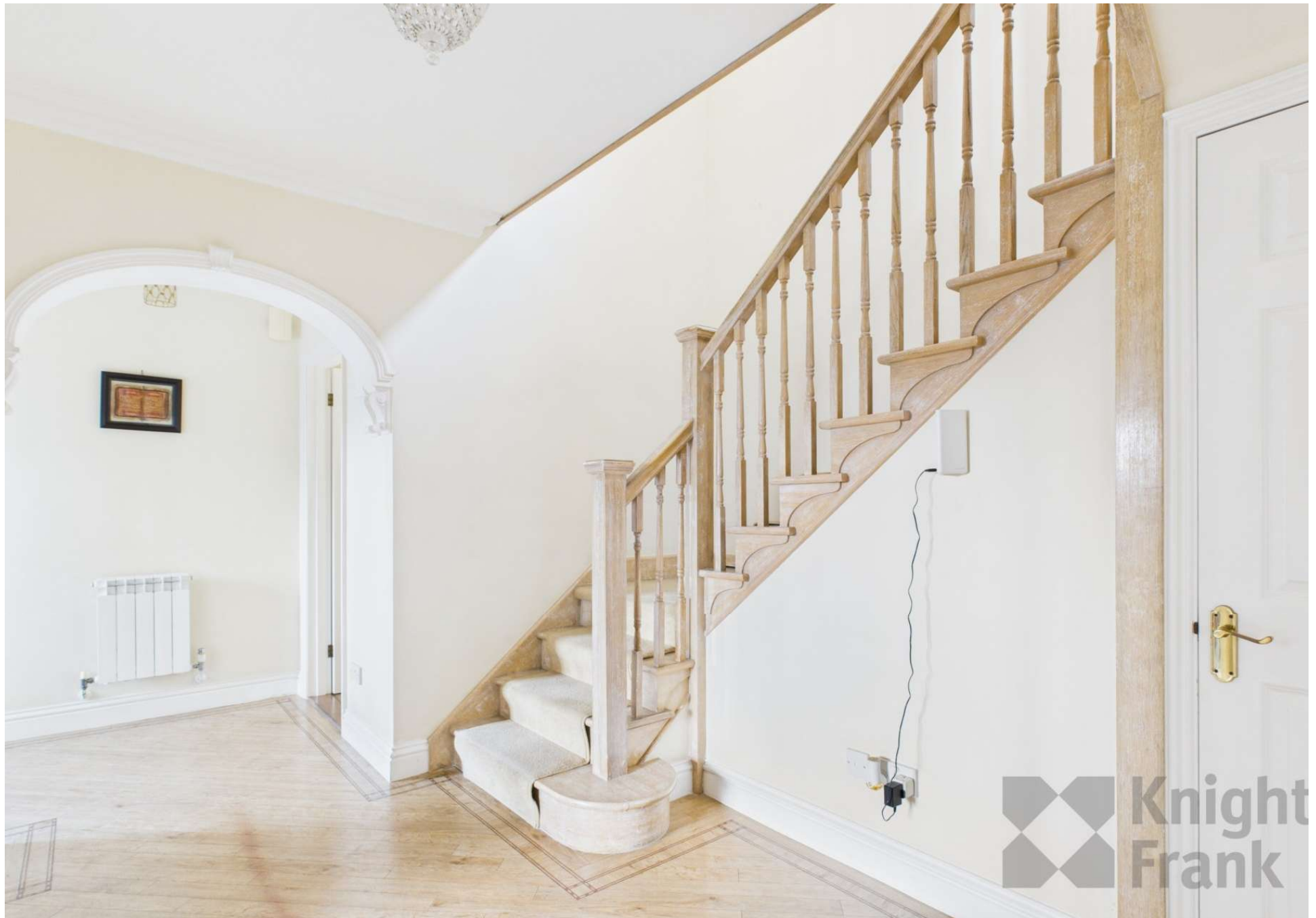


- Flexible 4–5 bedroom linked-detached home on a generous plot
- Short walk to the beach at La Rocque
- Large reception room with log burner and views over the garden
- Separate modern fully integrated kitchen
- Principal bedroom with dressing area and large en suite
- Ground-floor bedroom or study with adjacent shower room











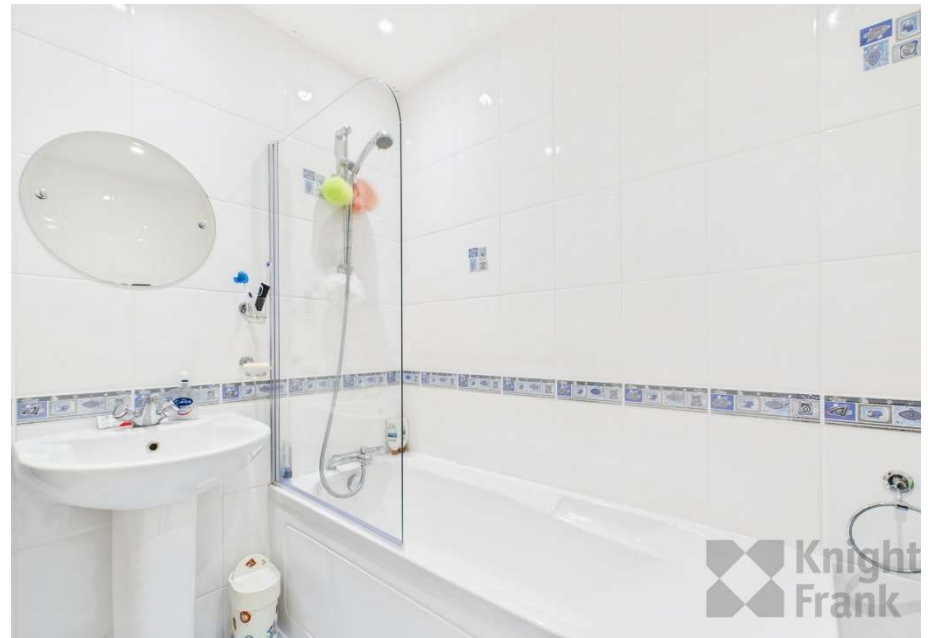
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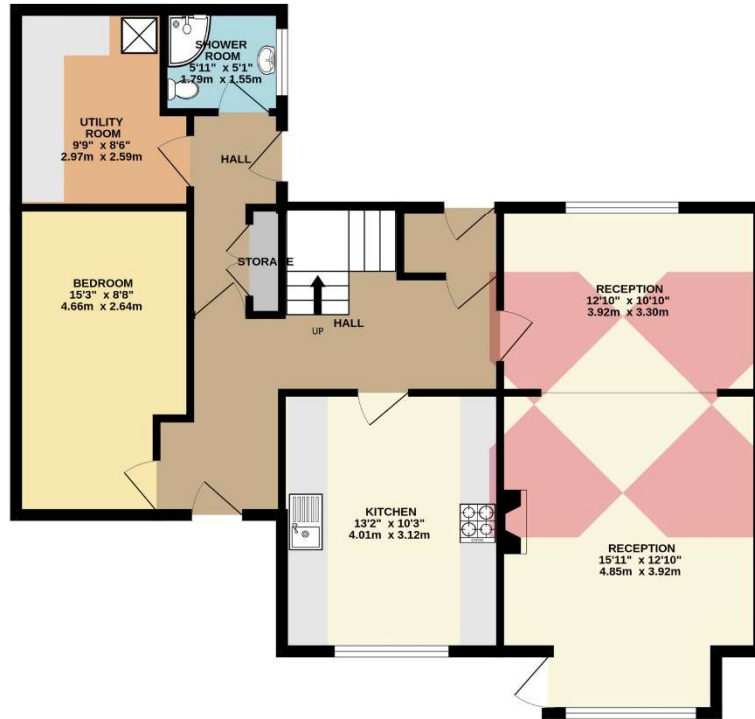
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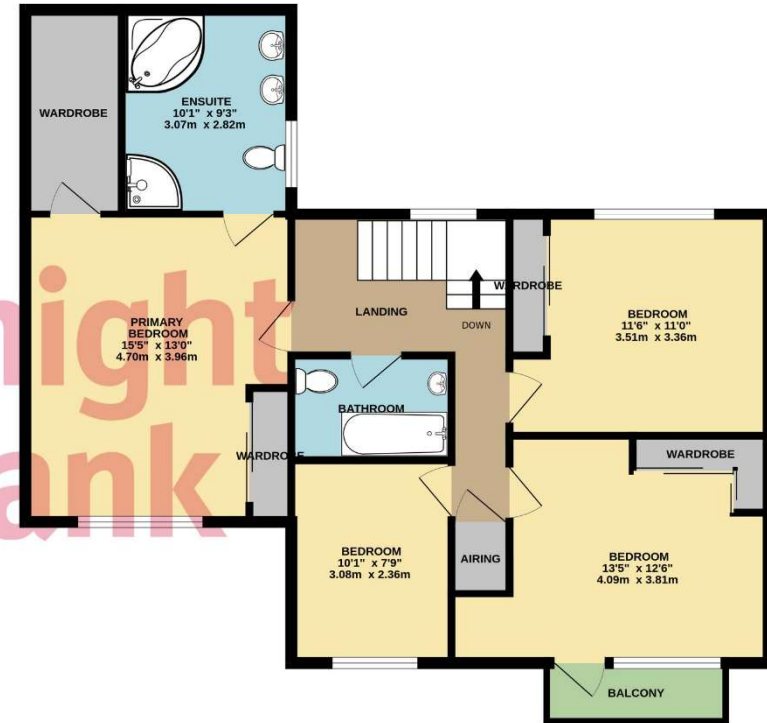




GROUND FLOOR  
877 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.8 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

Mains water

Mains drains

Oil fired central heating

+441534 877977

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