



## Blaye Cottage 5 Clearview Street

, St. Helier, JE2 3YY

Asking price £599,000



We are delighted to offer you this deceptively spacious light & airy two bedroom, three reception room town cottage with fantastic sized garden and driveway parking for 2 cars situated in a quiet St Helier location. The property is homely, flows well and is the perfect place to entertain family and friends either inside or outside in the large safe & enclosed garden which enjoys all day sunshine. On the ground floor the property briefly comprises of the entrance hall with under stairs cloakroom, a lounge with functional victorian fireplace, a dining room, kitchen / breakfast room and a spacious conservatory overlooking the large rear garden. Upstairs the dual aspect master bedroom is large, has built-in wardrobes and the main window overlooks the rear garden. The second bedroom is also a good sized double bedroom with built-in wardrobes and there is a house shower room. The property also benefits from gated driveway tandem parking for 2 cars and is just a short stroll from the centre of town. VIEWING IS HIGHLY RECOMMENDED.





Ground Floor

Entrance Hall

Entrance hall with doors to the lounge & under stairs cloakroom & carpeted stairs to first floor. Karndeane oak effect flooring.

Cloakroom

WC, wash hand basin & mirror.

Kitchen 14'7" x 8'8" (4.46 x 2.65)

Eat-in kitchen with a range of high and low high gloss cupboards with corian worktops and tiled splashbacks. Integrated oven & hobs with extractor over. Standalone dishwasher, fridge & washing machine. Tiled floor and doors to dining room and conservatory.

Dining Room 15'10" x 10'2" (average) (4.85 x 3.1 (average))

Great sized dining room ideal for entertaining or family get-togethers situated between the lounge & kitchen. Karndeane oak effect flooring.

Lounge 13'11" x 12'7" (4.25 x 3.845)

Bright and airy lounge with large window letting in plenty of light and overlooks entrance garden area. Functional Victorian fireplace & Karndeane oak effect flooring. Door to entrance hall & opening to dining room.

Conservatory 13'3" x 12'2" (4.05 x 3.73)

A great addition to the cottage providing extra space for lounging or entertaining with views over the spacious, secure & low maintenance garden which enjoys all day sunshine.

First Floor

Landing

Carpeted split level landing. Doors to Master bedroom, bedroom 2 & house shower room.

Master Bedroom 21'5" x 8'6" (6.55 x 2.6)

Very spacious dual aspect bedroom laid to carpet with plenty of built-in wardrobes. Large window overlooking the garden.

Bedroom 2 11'5" x 11'10" (3.48 x 3.63)

Large double bedroom currently kitted out with an abundance of built-in wardrobes. Large window letting in plenty of light overlooking the street. Wooden flooring.

House Shower Room 7'5" x 5'10" (2.28 x 1.8)

House shower room with tiled floor & walls, walk-in shower & screen, WC, wash hand basin with cupboards below & mirror above. Large frosted window.

Garden

Fantastic sized secure rear garden partly paved, partly decked ideal for alfresco entertaining enjoying all day sunshine. There are also 2 very handy storage sheds.

Low maintenance front entrance garden.

Driveway Parking

Gated tarmacadam driveway down side of cottage with tandem parking for 2 cars plus handy area for drying the washing.

Services

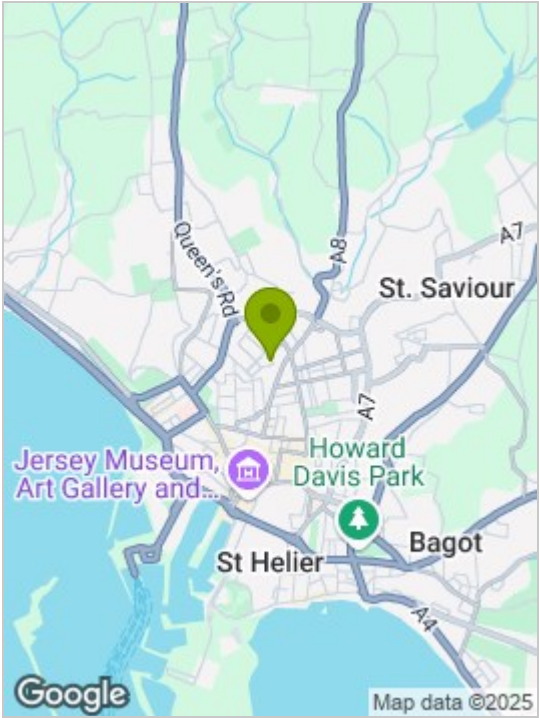
All mains excluding gas. Fully double glazed. Electric heating.

Directions

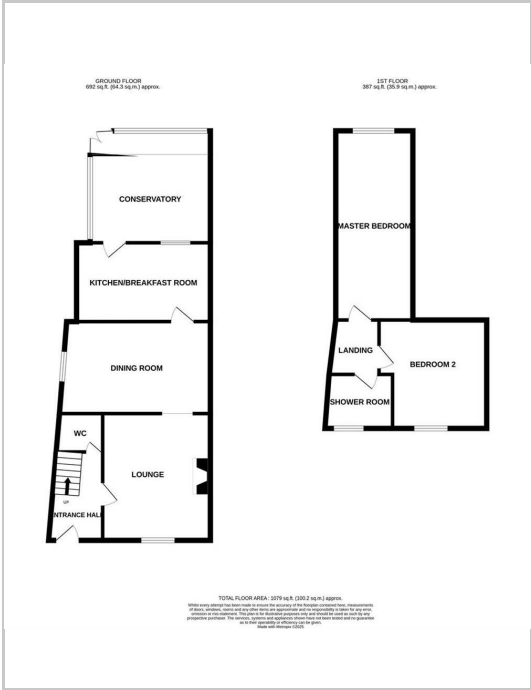
Travelling down Great Union Road from Rouge Bouillon direction, turn left in to Dorset Street. Continue then turn left in to Clearview Street. Blaye Cottage is the first cottage on your LHS.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plan



Energy Efficiency Graph

