

FC261

**NO 9 LE CLOS HORRELL LA RUE MILITAIRE, ST.
OUEN, JERSEY, JE3 2HF**

Asking Price

£845,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD - Discover your dream family home in a tranquil close alongside similar neighbouring properties, just a stone's throw from the heart of St. Ouen's village delights. With amenities such as a pharmacy, post office, and a selection of grocery stores, garages within a quarter-mile radius, convenience is on your doorstep. The scenic beaches of St. Ouen's Bay, Greve de Lecq, and Plemont beckon for leisurely days out, while breathtaking coastal walks and serene country lanes await your exploration.

This delightful 4 bedroom residence is beautifully presented with a keen eye for style, making it perfect for those desiring a turnkey, low-maintenance family abode. The layout includes a spacious living room that flows seamlessly into a sunlit conservatory, a modern, fully equipped kitchen with a separate dining space, a practical utility room, a discreet cloakroom, four generously sized double bedrooms, and a beautifully modernised family bathroom.

Outside, the rear garden offers a secure and low-maintenance play haven for children, promising peace of mind and privacy. The front of the property features a charming patio surrounded by mature plants, in addition to ample parking spaces.

We strongly encourage viewing to fully appreciate all that this magnificent home has to offer, exclusively through the property's sole agents.

Outside

There is 3 parking space plus visitor spaces. The reduced garage is for storage only./utility room

Enclosed rear low maintenance garden. Small patio area to the front of the property with mature planting

Spacious loft for storage and or suitable for conversion (subject to planning) b

Services

All mains. (except gas) Economy 7 heating. Full double glazing.

Hard wood windows and conservatory.

Wired for Sky.

There is a residents association fees to be paid quarterly into a sinking fund to cover gardens, insurance and contingencies.

Directions

Take the road between The Farmers Inn and St Ouen's Community Centre, follow the road for approx 500 yards and Le Clos Horrell is on the left.



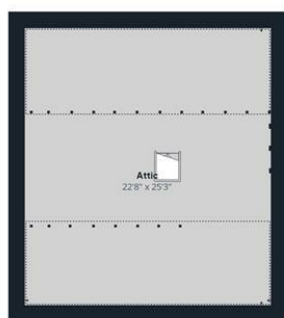




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1964.43 ft²

Reduced headroom

381.06 ft²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Call us on

01534 888855

jersey@fineandcountry.com

www.fineandcountry.je

5 King Street, St Helier, Jersey, JE2 4WF

MONEY LAUNDERING REGULATION - 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 and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.