



FC132

**NO 9 MAGNOLIA GARDENS LA ROUTE DE ST. AUBIN,
ST. LAWRENCE, JERSEY, JE3 1JW**

Asking Price

£1,750,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD - This exceptional detached four-bedroom, three-bathroom home has been tastefully renovated. With its thoughtful layout and a host of desirable features, this property offers a harmonious blend of comfort, style, and functionality.

As you step inside, you are greeted by a sense of openness. There is a huge lounge which opens into a dining area. A good size hand-made Wilkinson kitchen is complete with a range of integrated appliances.

The utility room, strategically located on the garden/pool side of the house, serves as a secondary kitchen, perfect for entertaining al fresco style.

On the first floor is a principle suite with its own private terrace and en-suite bathroom. There is a second bedroom suite and two further bedrooms sharing a house bathroom.

One of the standout features of this property is the south-west facing garden with a heated outdoor pool.

A single garage, carport, and parking for 5 cars, ensure convenience for you and your guests.

Situated in a popular, convenient location, this family home is moments away from the beach, Bel Royal School, mini-supermarket and cycle path plus St. Aubin's Harbour is only a short distance away which offers a multitude of dining options.

Don't miss the opportunity to make this your forever home. Contact us today to guide you through this exceptional property."

Outside

A good size south-facing garden with heated pool.

Front garden with mature shrubs

Single garage and parking parking to the front of the house.

Services

All mains except gas.

Oil fired central heating.

Underfloor heating.

Directions

Travelling west along St Aubin's Inner Road, pass Bel Royal Petrol Station and turn right in to Magnolia Gardens, when the road splits keep left and No 9 Magnolia gardens is the second house on the left.







Ground Floor



Floor 1

Approximate total area¹⁾
2329.91 ft²

(1) Excluding balconies and terraces

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.