



FINE & COUNTRY
JERSEY

Le Petit Coin

Le Clos Du Golf
Le Chemin Au Greves
Grouville
JE3 9BD

£875,000

FC214

FREEHOLD - Located in the highly desirable Parish of Grouville, this charming three-bedroom detached house (1 of 4 in a private Clos) offers a perfect blend of comfort and convenience. One of the standout attributes of this residence is its enviable location, situated just a stone's throw from the prestigious Royal Jersey Golf Club. For those who enjoy the outdoors, the beach is merely a short stroll across the common, providing an excellent opportunity for leisurely walks and seaside activities.

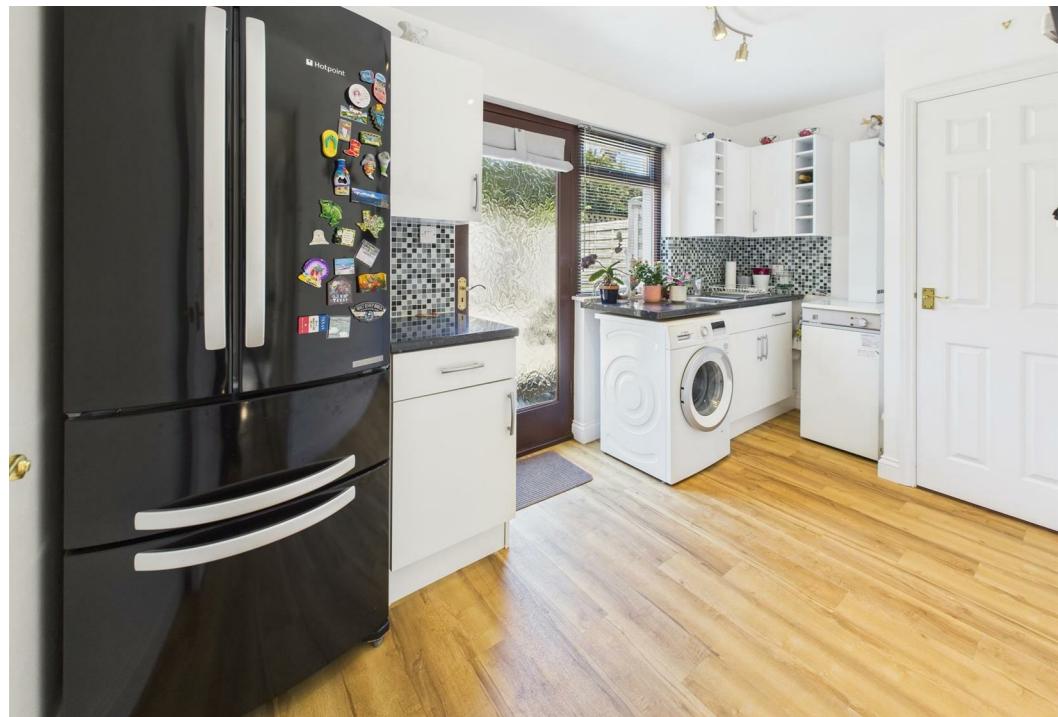
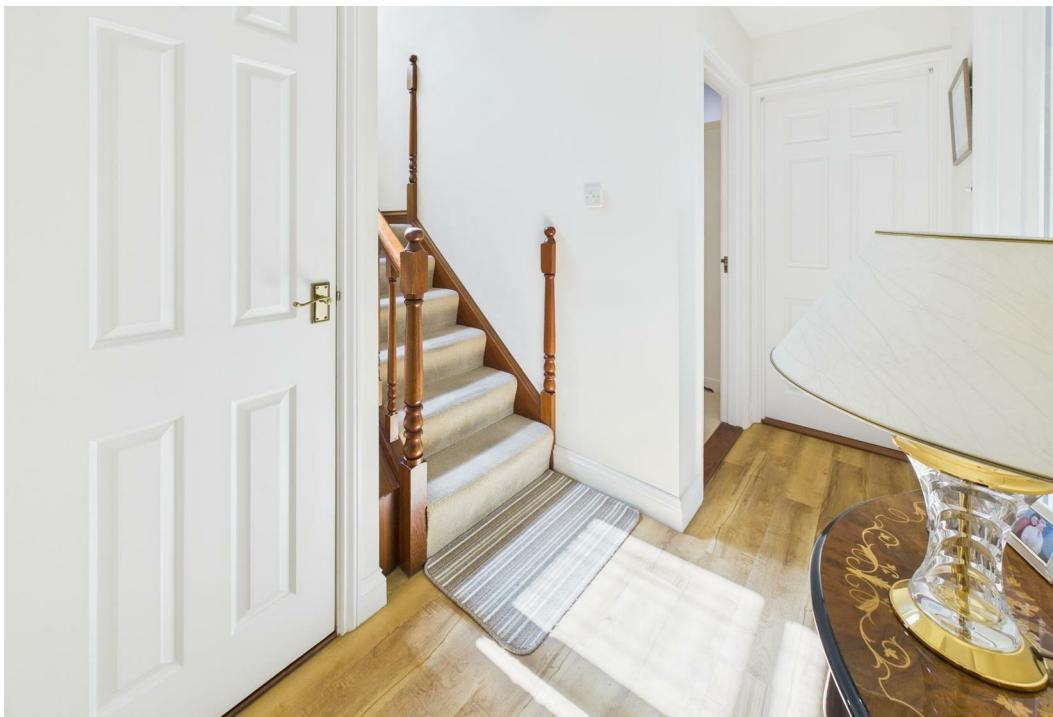
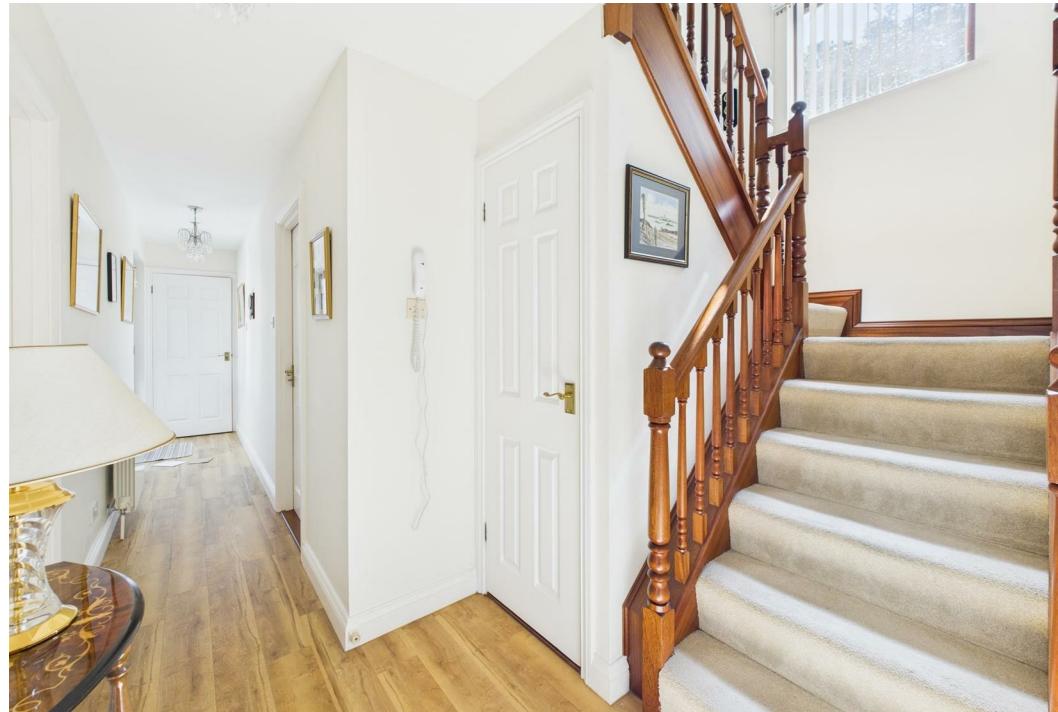
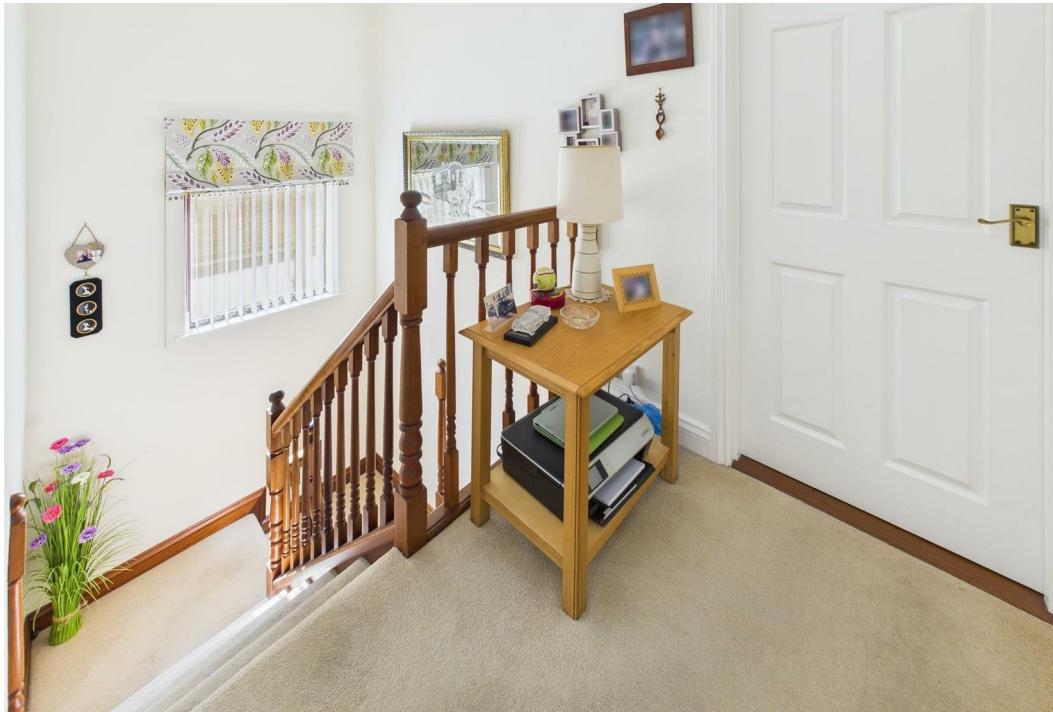
Spanning 1,270 square feet, the property boasts well-appointed living areas. On the first floor, the well appointed kitchen leads through to dining area then onto the lounge with patio doors out to the balcony, ideal for both relaxation and entertaining. To complete the first floor is the main bedroom and ensuite. On the ground floor you will find a further 2 bedrooms, house bath/shower room, good sized utility and direct access to the garage. The secure rear low maintenance garden with raised terrace offers the perfect retreat for all to relax, have a bbq or dry the washing !

The property also benefits from parking space for up to three vehicles, a valuable asset in this sought-after area. Families will appreciate the proximity to Grouville School, making the morning school run a breeze. Additionally, the excellent bus route nearby offers easy access to surrounding areas, while the charming Gorey Village & Harbour is just a short distance away, providing a delightful selection of shops, cafes, and local amenities.

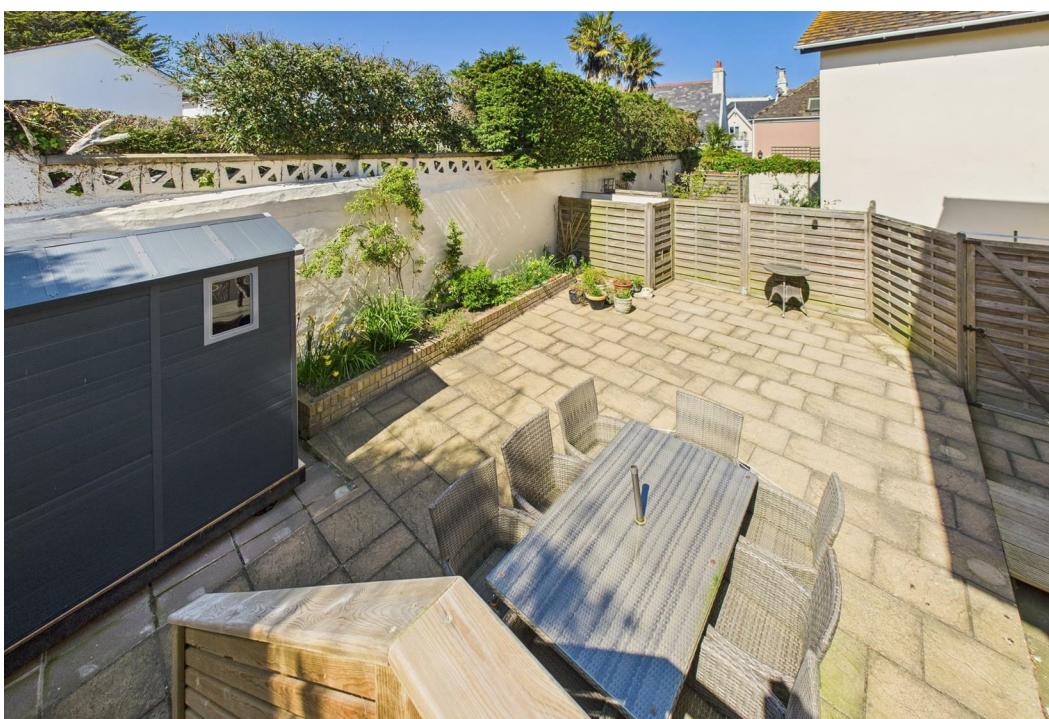
This home is perfect for those seeking a tranquil lifestyle without sacrificing convenience. With its appealing features and prime location, this property is a wonderful opportunity for families or individuals looking to settle in one of Islands most popular Parish and location.















(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.

Calculations are based on RICS IPMS 3C standard.

Outside

Small Clos of only 4 houses

Secure rear garden and terrace

Parking for 2 cars, plus garage and ample visitor parking

Close to all amenities, No. 1 Bus route on your doorstep.!

Services

All mains services (except gas)

Oil fired central heating.

Directions

As you approach the Club House at Royal Jersey, 30 metres to the right is Le Clos du Golf

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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.