



FC194

NO 30 LA VILLE VAUTIER, ST. OUN, JERSEY, JE3 2WF

Asking Price

£750,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD - FIRST TIME BUYERS ONLY - Discover this delightful 4-bedroom house, ideal for those embarking on their homeownership journey, nestled within the charming Parish of St Ouen. A stone's throw from the very highly regarded Les Landes School, nearby shops, pubs, Parish Hall enhance the feeling of community. A mere 5-minute journey to the scenic St Ouen's Bay and all the amenities on offer or enjoy the long and winding walks across the coastal pathways.

The house proudly offers a generous and contemporary living space, upheld to the highest standard by its current owners. The layout includes a well-appointed kitchen/diner, a cozy living room, a bright sun lounge, and a handy cloakroom to complete the ground level. Ascending to the upper floors, you'll discover three comfortably sized double bedrooms alongside a full family bathroom. On the top floor the principal bedroom with an ensuite (versatile as a home office) completes the space. Extra storage rooms/cupboards enhance the interior, which is complemented by stylish plantation shutters.

Outside boasts a sizeable private garden to the rear, an expansive garage/carport with tandem parking capacity for 2 to 3 vehicles, additional space in front for one more, and extra visitor parking. A communal playground enriches the outdoor amenities. As the vendors Sole Agent we strongly encourage arranging a viewing to fully appreciate this home's allure.

Outside

Low maintenance garden to the rear with patio area

Garage parking/carport providing parking for 2/3 cars in tandem. 1 parking space in front of the garage and visitor parking available.

Communal playground

Services

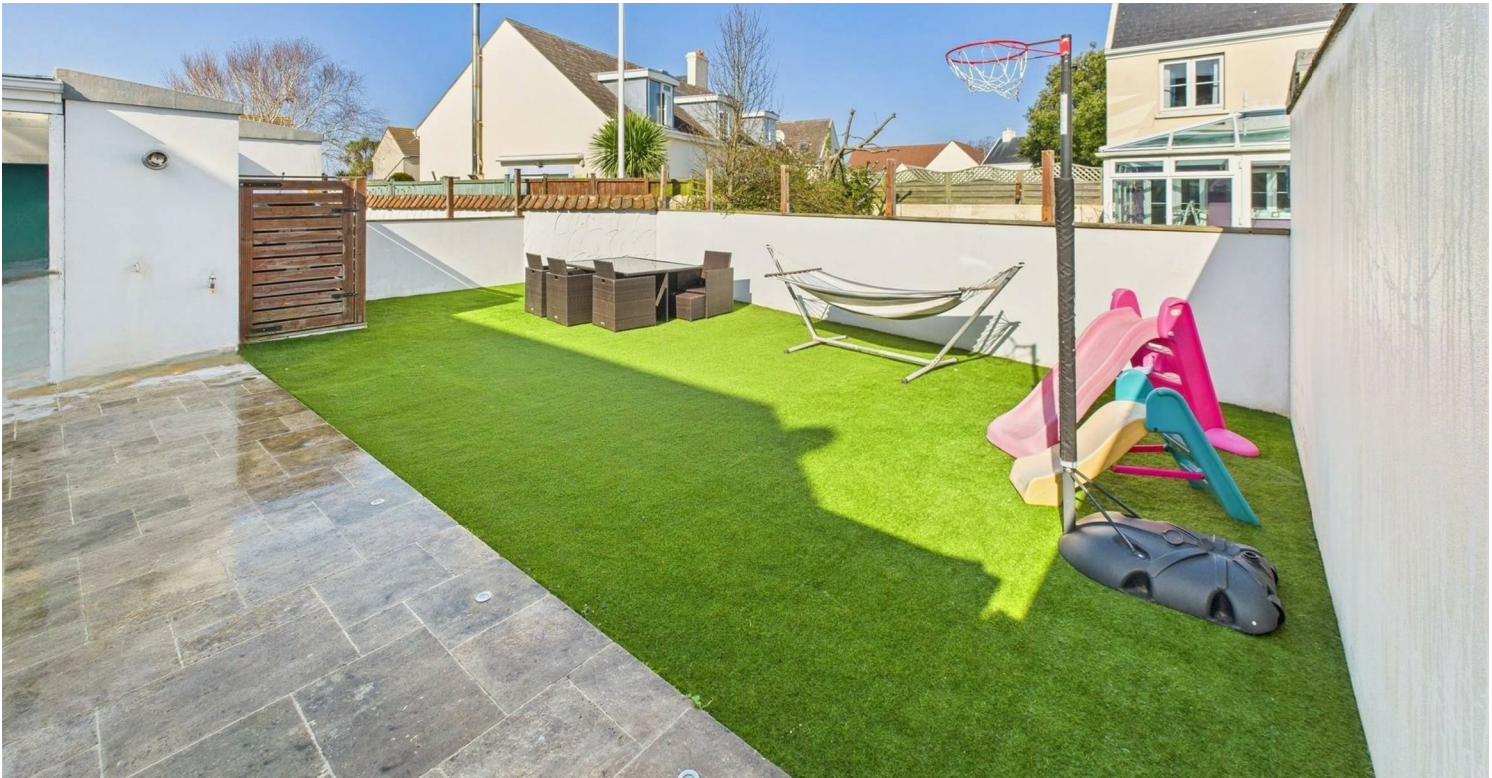
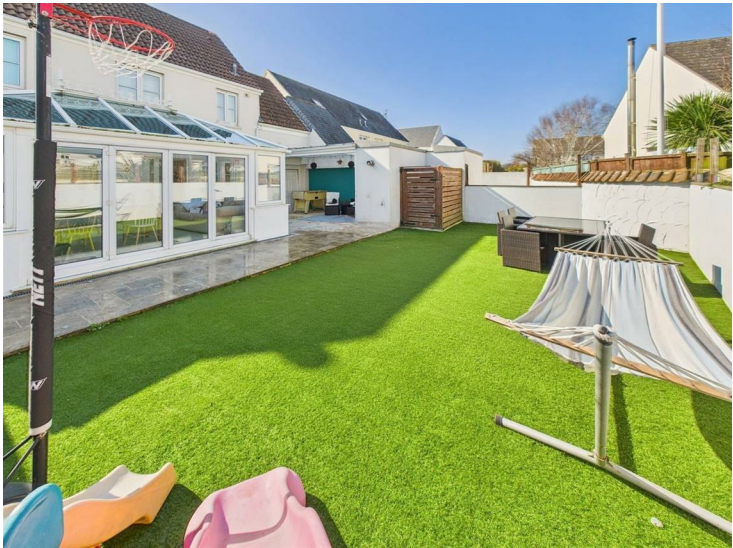
Electric heating throughout, double glazed, fibre, sky and broadband.

Directions

Heading west through St Ouen's Village, turn left into Route de Trodez follow the road down and turn right into Rue des Cosnets. Ville Vautier is on the right. (Look out for Les Landes School sign)





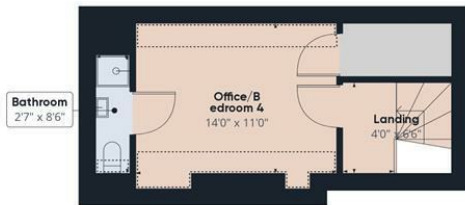




Ground Floor



Floor 1



Floor 2

Approximate total area¹⁸

1624.33 ft²

Reduced headroom

52.95 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

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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.