



12 The Willows

Rue Horman
Grouville
JE3 9FX

£1,150,000

FC183

FREEHOLD - A superb opportunity to acquire an immaculate four-bedroom, three-bathroom semi-detached home, ideally positioned within the highly sought-after Willows development in the heart of Gorey Village.

Constructed in 2016, this beautifully presented residence offers generous and contemporary living throughout, perfectly suited to modern family life. The property also benefits from a single garage and two private parking spaces.

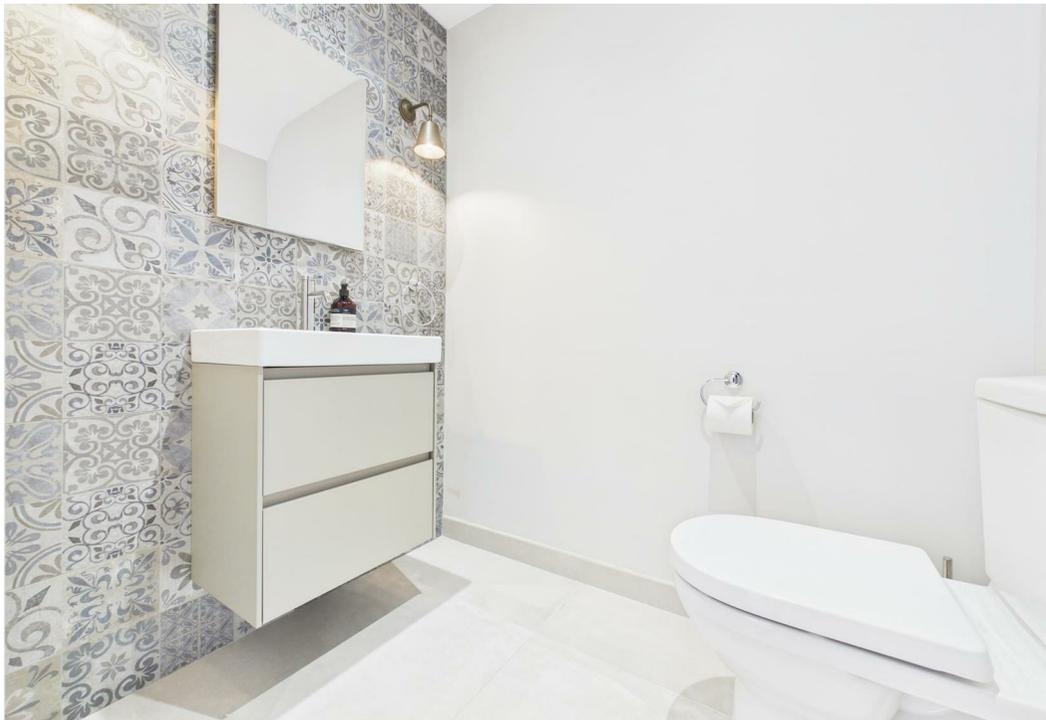
Internally, the home is thoughtfully designed, featuring a bright and stylish kitchen with high-quality finishes, seamlessly flowing into a spacious open-plan lounge and dining area. This inviting living space opens directly onto a south-east facing garden, allowing for an abundance of natural light and effortless indoor-outdoor living.

The first floor comprises three well-proportioned double bedrooms, including one with en-suite facilities, while the remaining bedrooms are served by a modern family bathroom. Occupying the entire second floor is the impressive principal suite, offering a peaceful retreat complete with a sleek bathroom featuring a walk-in shower, alongside a dedicated dressing area with fitted wardrobes.

Externally, the property boasts a private and secure garden, ideal for families and perfect for outdoor entertaining. The garage also benefits from a separate utility area, adding further practicality to the home.

Situated in the ever-popular and family-friendly Gorey Village, this property presents an exceptional opportunity to acquire a stylish and spacious home in a safe and desirable location, close to local amenities, schools, and the coast.

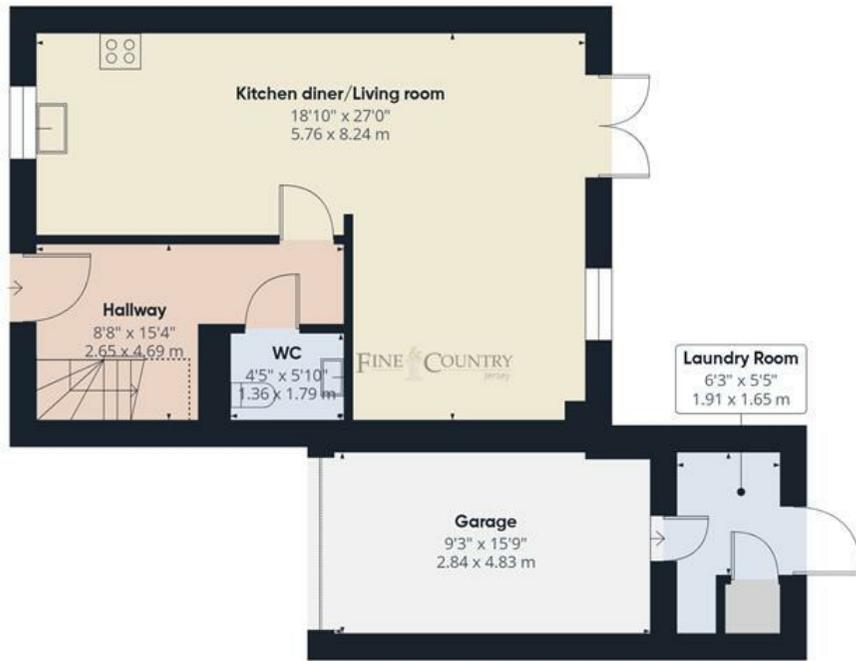




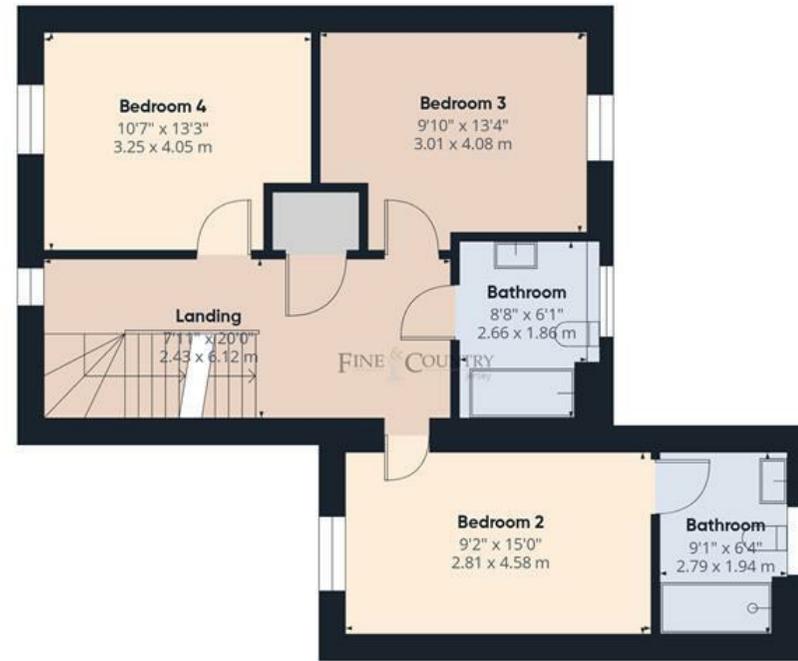








Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1699 ft²

157.8 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

A beautifully arranged patio and lawned garden extend from the open-plan living space, perfect for relaxing and entertaining. The property is enhanced by thoughtfully positioned lighting to both the entrance and rear patio areas, along with an additional front patio that greets you as you enter through the gate.

Single garage, parking for 2 cars + plus visitor parking.

Services

Mains Services

Electric heating

Underfloor heating to hallway, kitchen, living area and w.c. Convector heaters to other areas. Pressurised hot water cylinder.

Quarterly communal charge of £278

Directions

Heading from St Helier on La Rue a Don turn left onto Gorey Village Main Road then first left onto Rue Horman. Follow the road until you reach the second street on the right hand side. Turn right into La Rue de la Poterie. Follow this road around until you reach the entrance sign to the Willows.

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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.