FC257

NO 2, VENT D'ETE LA RUE DE L'ETOCQUET, ST. JOHN, JE3 4AE

Asking Price

£2,099,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD – Presenting No 2 Vent d'Été, an exquisite new build in the heart of St. John, thoughtfully crafted with family living in mind. This home effortlessly blends comfort with style, offering a meticulously planned layout.

On the ground floor you will find a spacious sunlit lounge featuring a striking built-in electric fire, and an open-plan kitchen designed by The kitchen Studio. The kitchen boasts elegant stone countertops and top-of-the-line Miele appliances, flowing seamlessly into the dining and living areas. Bifold doors open to a sunny, south-facing garden, creating a seamless indoor-outdoor living experience. A family room, connected to the garage, & WC completes the ground floor.

The first floor offers three generously sized bedrooms, all with en-suite bathrooms, including a luxurious master suite. The master features a walk-in wardrobe/dressing room, an en-suite bathroom with both a bath and shower, and a private, south-facing balcony.

This home is equipped with WiFi-controlled underfloor heating throughout, contemporary aluminium windows, and a feature oak staircase that adds an elegant touch. Electric garage doors provide added convenience, and the property offers parking for one car in the garage and two on the driveway.

With its modern granite-faced country home appeal and sophisticated design, this property is the perfect family retreat in St John.

Outside

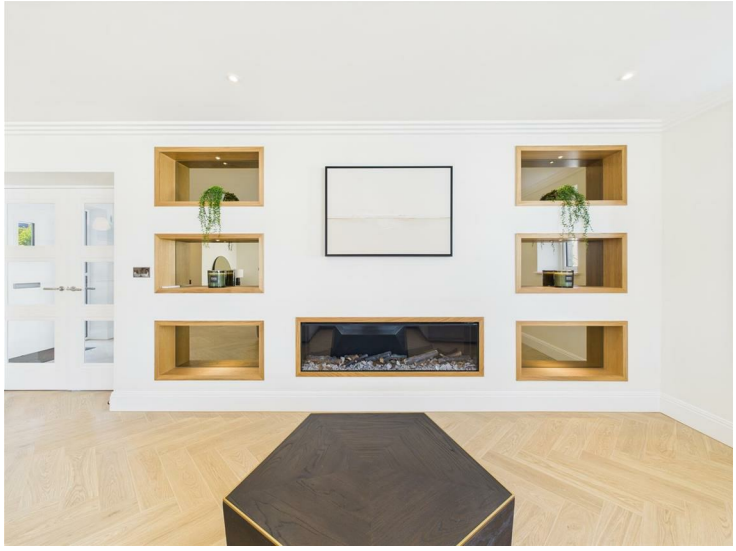
A beautiful south facing enclosed garden
Garage and ample parking to the front

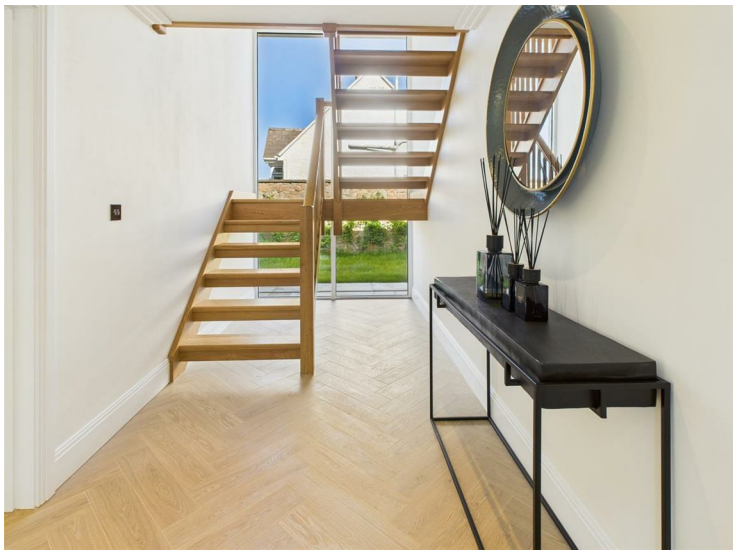
Services

Air Source Heat Pump Underfloor heating throughout; WIFI enabled controls
Fully wired to latest sky TV requirements & fibre broadband.
Low voltage lighting incl bulbs
Contemporary socket and switch plates throughout.
Mechanically operated garage door; 3 external spaces & 1 internal garage space

Directions

Driving from St Helier, take the right after St Johns Church into la route du nord, then the first left into la rue de l'etocquet. Proceed along this road and you will see Vent D'ete on your left hand side.





FINE & COUNTRY Jersey

Approximate total area(1)
2651.9 ft²

Balconies and terraces
66.74 ft²

Reduced headroom
53.6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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.

GIRAFFE360

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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.

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