



SIGNATURE PORTFOLIO

La Rochelle

La Rue a Don
Grouville
JE3 9DZ

£1,395,000

FC167 ~~FREEHOLD~~ - This newly renovated four-bedroom granite family home is ideally located in Grouville, just moments from the beach and within easy reach of Gorey Village, with its excellent selection of restaurants and bars right on your doorstep.

The property offers an impressive open-plan kitchen and dining area, perfect for modern family living and entertaining. A separate lounge provides additional relaxation space, while bi-folding doors open onto a patio and private garden, creating a seamless indoor-outdoor lifestyle.

The ground floor also benefits from a generous utility room, a separate playroom ideal for children, and a dedicated study — perfect for home working.

There are two generously sized bedrooms and a house bathroom on the ground floor. Upstairs, you will find two further bedrooms, both with access to bathrooms.

Externally, the property benefits from a generous garden and patio area, ideal for outdoor entertaining, together with ample parking and a garage.



Ground Floor

Approximate total area⁽¹⁾

1968 ft²

182.7 m²



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360

Outside

Great size garden with patio area

Garage + plenty of parking

Services

Services mains electric, mains water and mains sewage.

Ethernet CAT 5E dual outlets in all 4 bedrooms, study, playroom, kitchen and lounge.

Satellite cable dual outlets in all 4 bedrooms, study, playroom, kitchen and lounge.

Underfloor heating (electric) in both bathrooms, kitchen, lounge and utility. All bedrooms, playroom and study have standalone electric radiators.

Kitchen appliances all Neff and installed in late 2024. Including induction hob, oven/grill combi, microwave/oven combi, extractor fan, 70/30 fridge freezer (x2) and full fridge in utility room.

New water boiler installed in August 2024.

Three phase electric supply installed by JEC in late 2024. All new electric cabling installed throughout the house.

Directions

Travelling along La Rue a Don passing Morrisons on your right you take the next left and La Rochelle is located on the LHS.

Call us on

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