

Blue Horizon, 5, Kimberley Grove

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

2,341

SQ FT

0.1

ACRES

£1,550,000 ST. LAWRENCE

Livingroom is delighted to introduce this reversed living family home centrally located with distant partial sea views from the first-floor elevation. The accommodation is filled with natural sunlight and configured over two floors, the ground level comprising an entrance porch, hallway, utility room, four bedrooms (two en-suite and primary with dressing area) and house bathroom. The first floor includes a study, spacious kitchen/dining room and a sizeable sitting room with views across the neighbouring field. All main rooms have access to balconies along with a fantastic glass balustraded terrace off the study providing the perfect opportunity to relax and enjoy sunshine all day. Externally, there's a well-maintained lawned garden bordered by established trees/shrubs, a patio area and a garden shed. A double integral garage and ample driveway parking complete this wonderful home. To arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com



LIVINGROOM

The Channel Island Estate Agent













GROUND FLOOR

Entrance Hall	11'6 x 9'5
Hallway	26'3 x 8'11
Primary Bedroom	11'4 x 17'11
Dressing Room	7'9 x 8'11
En-suite	7'1 x 6'11
Bedroom Two	11'6 x 13'9
En-suite	3'8 x 12'5
Bedroom Three	10'3 x 11'10
Bedroom Four	8'0 x 11'10
Bathroom	8'3 x 5'9
Utility Room	10'9 x 11'6
Boiler Room	10'8 x 10'6
Garage	16'9 x 15'10

FIRST FLOOR

Landing	20'11 x 8'11
Kitchen/Dining Room	11'7 x 25'3
Sitting Room	30'4 x 13'9
Balcony	30'4 x 6'3
Cloakroom	6'7 x 5'3
Office	8'6 x 6'11
Sun Terrace	16'9 x 33'10

KEY FACTS

Partial distant sea views from the first floor level

Reverse living

Generously proportioned accommodation

Separate balustraded terrace

Good size secure lawned garden and selection of balconies

Double garage and ample driveway parking

Small development of six properties

SERVICES

Mains water

Mains drainage

HEATING

Oil fired central heating

Under floor electric heating in primary en-suite

APPLIANCES

Neff double ovens and warming drawer

Neff induction hob

Miele extractor

Neff fridge/freezer

Neff dishwasher

Bosch washing machine

Blomberg dryer

TENURE

Freehold property

INCLUSIONS

As per inventory

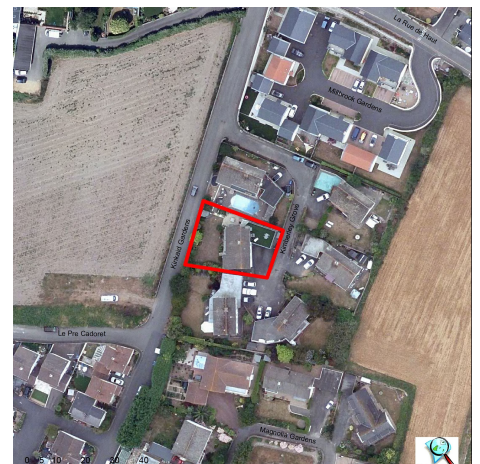
SCHOOL CATCHMENT

Bel Royal

Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£1,550,000



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