



# 4 Le Printemps

Rue D'Aval



# 4 Le Printemps, Rue D`Aval, St Martin, JE3 6ER

This exceptional property is situated in a select development of only four homes and offers 3000 sq. ft of top quality accommodation, enjoys a quiet yet convenient location close to Gorey, major schools with just a short commute into the centre of town.

Offering excellent and luxury accommodation the ground floor comprises an inviting and spacious entrance hall, large family kitchen/diner fully integrated with quality appliances and fixtures, centre island with full length bifold doors opening onto the south facing lawned garden. From the kitchen there is the living room, which can be closed off or more open plan, also with bifold doors onto a rear paved garden which overlooks the fields beyond. This floor also provides walk in larder/storage cupboard, utility room and cloakroom. The first floor provides four double bedrooms all ensuite and all with fitted wardrobes, two of which have vaulted ceilings with floor to ceiling windows.

Externally the property offers two garden areas, plus garden shed ample driveway parking for up to six cars and the integral double garage.

A MOST OUTSTANDING MODERN FAMILY HOME



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Parish: St Martin

Qualification: Qualified

Tenure: Freehold

Price £1,950,000



- Outstanding modern home
- Large family kitchen/diner
- Four double bedroom suites
- Immaculate presentation
- Front and rear gardens
- Integral garage and ample parking

















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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

3026 ft<sup>2</sup>

281.1 m<sup>2</sup>

Reduced headroom

199 ft<sup>2</sup>

18.5 m<sup>2</sup>

(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.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

All mains services (excluding gas)

Wet electric underfloor heating - ground floor

Electric underfloor - first floor

Fully double glazed

Alexa lighting system (lounge and kitchen)

## Notes

No 4 owns the whole driveway with rights of access for other 3 houses

+441534 877977

Knight Frank Jersey

37-39 Halkett Place St Helier, Jersey JE2 4WG

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