
Knight Frank
St. Christopher
La Rue De Patier
Digitally Altered


ST. CHRISTOPHER

St. Christopher, La Rue De Patier, St Saviour, JE2 7LL

Situated in a sought after location in St Saviour, this spacious three bedroom detached house offers versatile accommodation, excellent family living space and exciting potential for multi generational living or generating an additional income.

On entering the property, you are welcomed into a good size entrance hall leading through to a large and inviting lounge, featuring plenty of natural light from the windows overlooking the sunny, south facing garden, together with an attractive feature fireplace creating a lovely focal point. The separate kitchen and dining room provides a practical and sociable space for everyday family life, with a utility room adding further convenience.

To the rear of the property, the kitchen leads into a conservatory, which in turn leads out onto a private rear patio and garden, ideal for entertaining and enjoying the sunshine.

The ground floor also offers a further reception room with an adjoining en-suite shower room. This flexible space could be used as an additional bedroom, home office, guest accommodation or, subject to the necessary permissions, could provide the basis for an integral self-contained studio. This gives the property considerable potential as a multi generational home, allowing a family member to have their own private space, or as accommodation that could provide an additional income stream.

Upstairs, there are three generously proportioned double bedrooms, each benefiting from its own en suite facilities. A large attic space provides further exciting potential and, subject to planning and building regulations, could potentially be converted to create additional accommodation, making this an adaptable home that can evolve with a growing family`s needs.

Externally, the property benefits from a double garage and parking, while the south facing garden provides a wonderful outdoor space for relaxing, entertaining and family life.

The location is another major attraction, being conveniently positioned close to primary and secondary schools as well as the island`s college, making it particularly appealing to families. St Helier is also within easy reach, while the surrounding countryside offers the opportunity to enjoy a more peaceful setting away from the bustle of town. A spacious and versatile detached home with excellent potential.



Parish: St Saviour

Qualification: Qualified

Tenure: Share Transfer

Price £825,000





- Spacious detached family home
- Flexible multi generational potential or home with income
- Three large double bedrooms all with en suite
- Sunny south facing garden
- Fantastic convenient location
- Excellent further potential























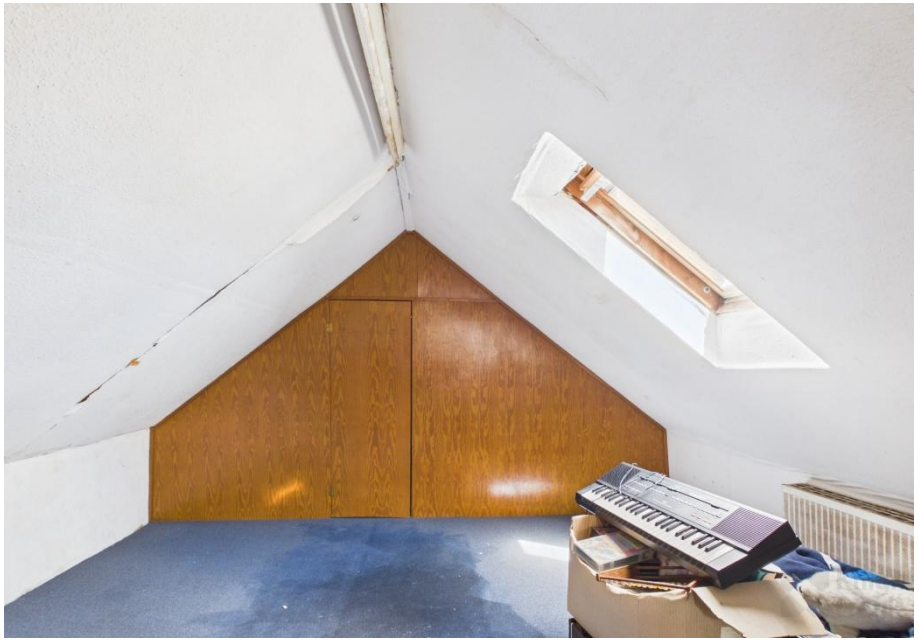







TO MY DAD


SENSODYNE









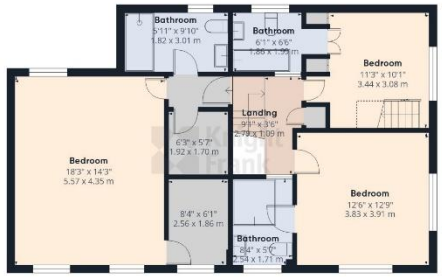








Ground Floor



Floor 1





Floor 2

Approximate total area(1)

2391 ft²

222.2 m²

Reduced headroom

193 ft²

17.9 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

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

Mains water, mains drains. Oil fired central heating.

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Knight Frank Jersey

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