



72 Ville Du Bocage



# 72 Ville Du Bocage, St Peter, JE3 7AT

New to the market is this fabulous semi detached family home, located in the popular Ville du Bocage. Positioned close to village amenities, shopping, and eateries, it offers a highly convenient setting for a young family. Recently updated throughout, the property also benefits from approved planning permission to extend and further enhance the accommodation (details available upon request). Currently comprising four double bedrooms, including one on the ground floor, ideal for guests or an older child, the home features a fully integrated kitchen, separate lounge and dining room, and direct access to the low-maintenance rear garden. The garden is mostly laid to artificial grass with a raised patio, perfect for al fresco dining. The first floor provides three additional bedrooms along with the house bathroom. Externally, the property boasts a large storage shed/workshop and a recently resurfaced driveway with parking for up to six cars, plus ample visitor parking within the development. Families also benefit from the safe, community focused environment, with lawned play areas and pedestrian access to schools and shops.



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Parish: St Peter

Qualification: Qualified

Tenure: Freehold

Price £899,000



- Semi detached family home
- Four bedroom/ Two bathroom
- Modernised throughout
- Plans approved to extend further
- West facing garden
- Ample driveway parking









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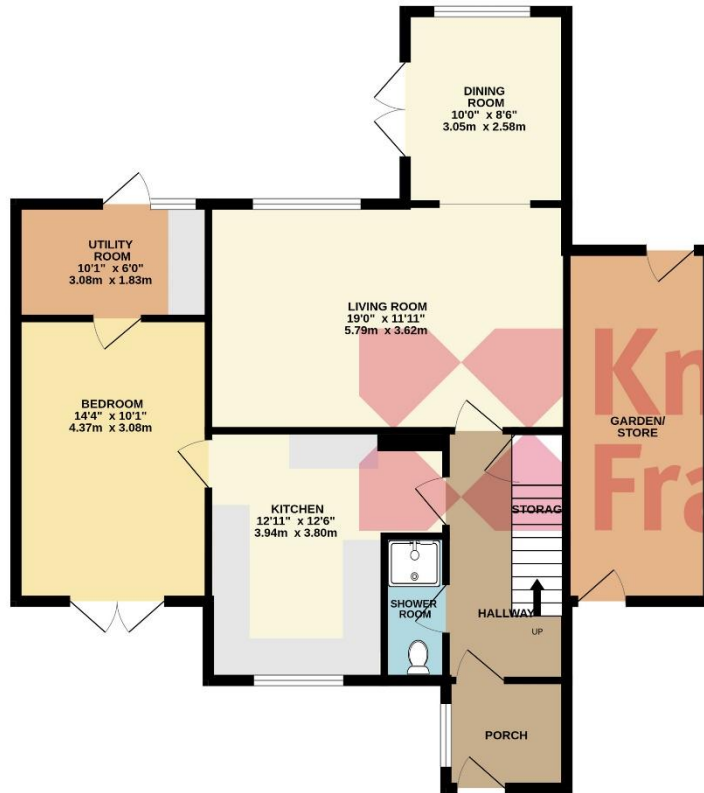








GROUND FLOOR  
935 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

Mains drains

Mains water

Full double glazing

Electric heating

Bottled gas to hob

+441534 877977

Knight Frank Jersey

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

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