

33 Nomond Avenue

La Pouquelaye



# 33 Nomond Avenue, La Pouquelaye, St Helier, JE2 3FW

This beautifully presented three bedroom home offers modern living in a highly desirable location at La Pouquelaye, just a short drive from town and within close proximity to excellent schools.

The property comprises two spacious double bedrooms and a versatile single bedroom, ideal as a child`s room, nursery, or home office. A contemporary house bathroom serves all three bedrooms.

Downstairs, the home boasts a bright and expansive open plan layout, seamlessly combining the kitchen, dining, and living areas—perfect for both everyday living and entertaining. Large sliding doors flood the space with natural light and open directly onto a private, south facing garden, creating a wonderful indoor-outdoor flow.

Externally, the property benefits from a generous garage and additional parking for up to two cars, offering both convenience and practicality.

Finished to a modern standard throughout, this home is ideal for families or professionals seeking stylish, low maintenance living in a well connected and family friendly area.



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Parish: St Helier

Qualification: Qualified

Tenure: Freehold

Price £739,000



- Three bedroom home
- Open plan living space
- South facing garden
- Garage plus parking
- Close to town
- Great school catchment







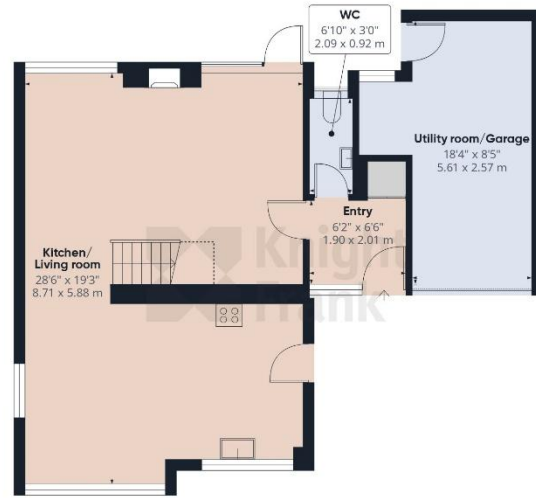
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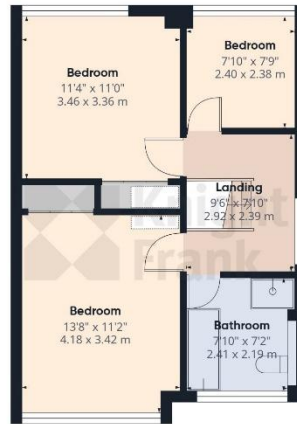








Ground Floor



Floor 1



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

1236 ft<sup>2</sup>

114.9 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.5 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

No gas

Electric heating

+441534 877977

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