

18 Le Clos De Patier

La Rue De Patier



18 Le Clos De Patier, La Rue De Patier, St Saviour, JE2 7LP

Situated on the outskirts of town and very conveniently located for schools and colleges is this perfect four bedroom family home, which is very deceptively spacious and private.

The accommodation comprises of a good size living room with space for dining, with French doors over looking the garden. Adjacent is the fully fitted kitchen/diner, also with direct access outside, with separate utility room and cloak room. Although the property is presented in excellent condition it is still a blank canvas for someone to put their own stamp on,with potential to also convert the garage or add a sun room. Upstairs the property offers three double bedrooms plus single bedroom/study, one ensuite shower room and house bathroom.

To the rear of the property there is an enclosed patio garden with tiered levels an abundance of shrubs perfect for enjoying the afternoon sunshine, with a front south facing garden area also.

Benefitting from three parking spaces plus single garage and space for visitors with the development.



3



2



1

Parish: St Saviour

Qualification: Qualified

Tenure: Freehold

Price £835,000



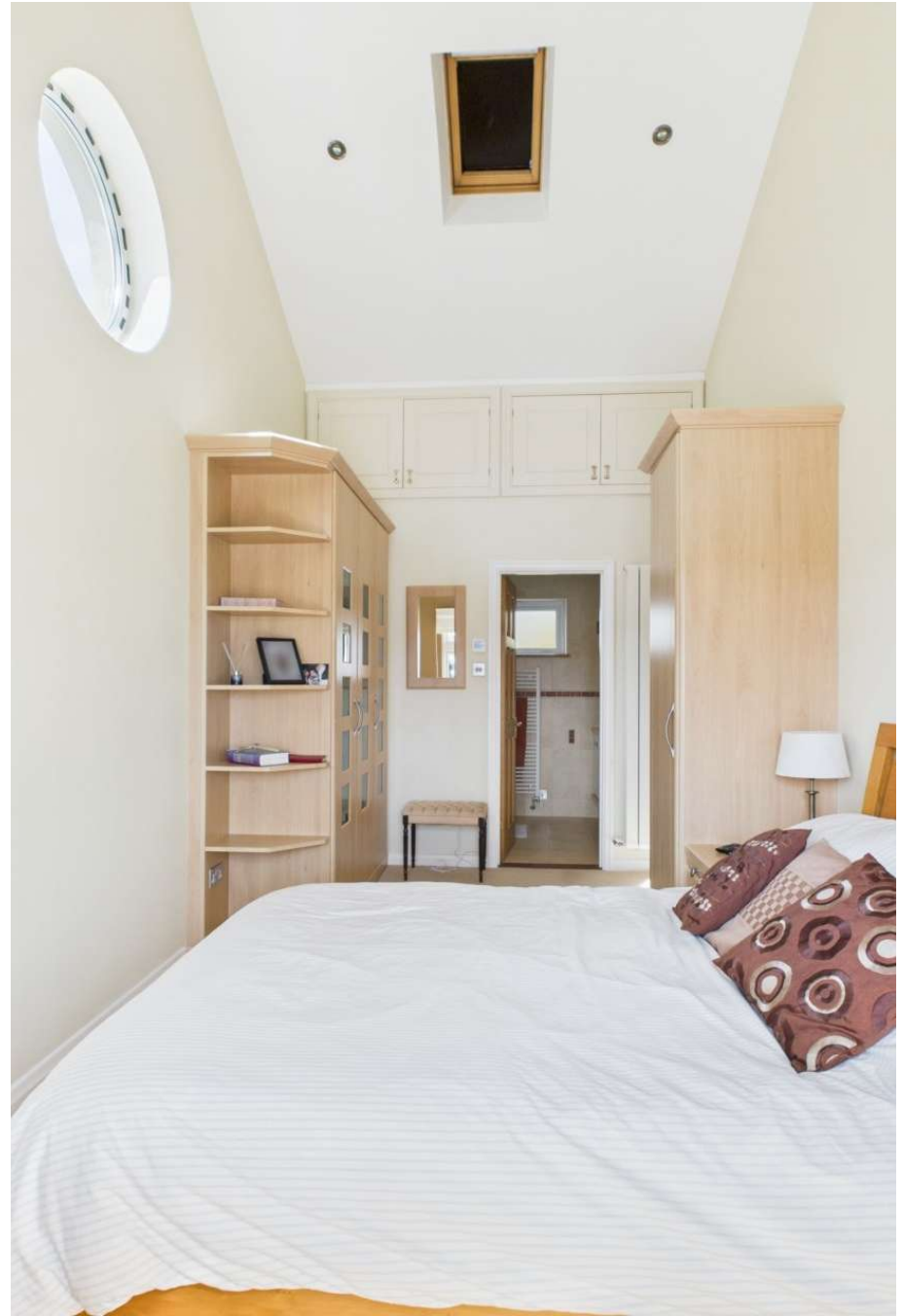
- Perfect family home
- Four bedroom/ Two bedroom
- Fantastic location close to major schools
- Excellent presentation
- Front and rear gardens
- Parking for three plus garage







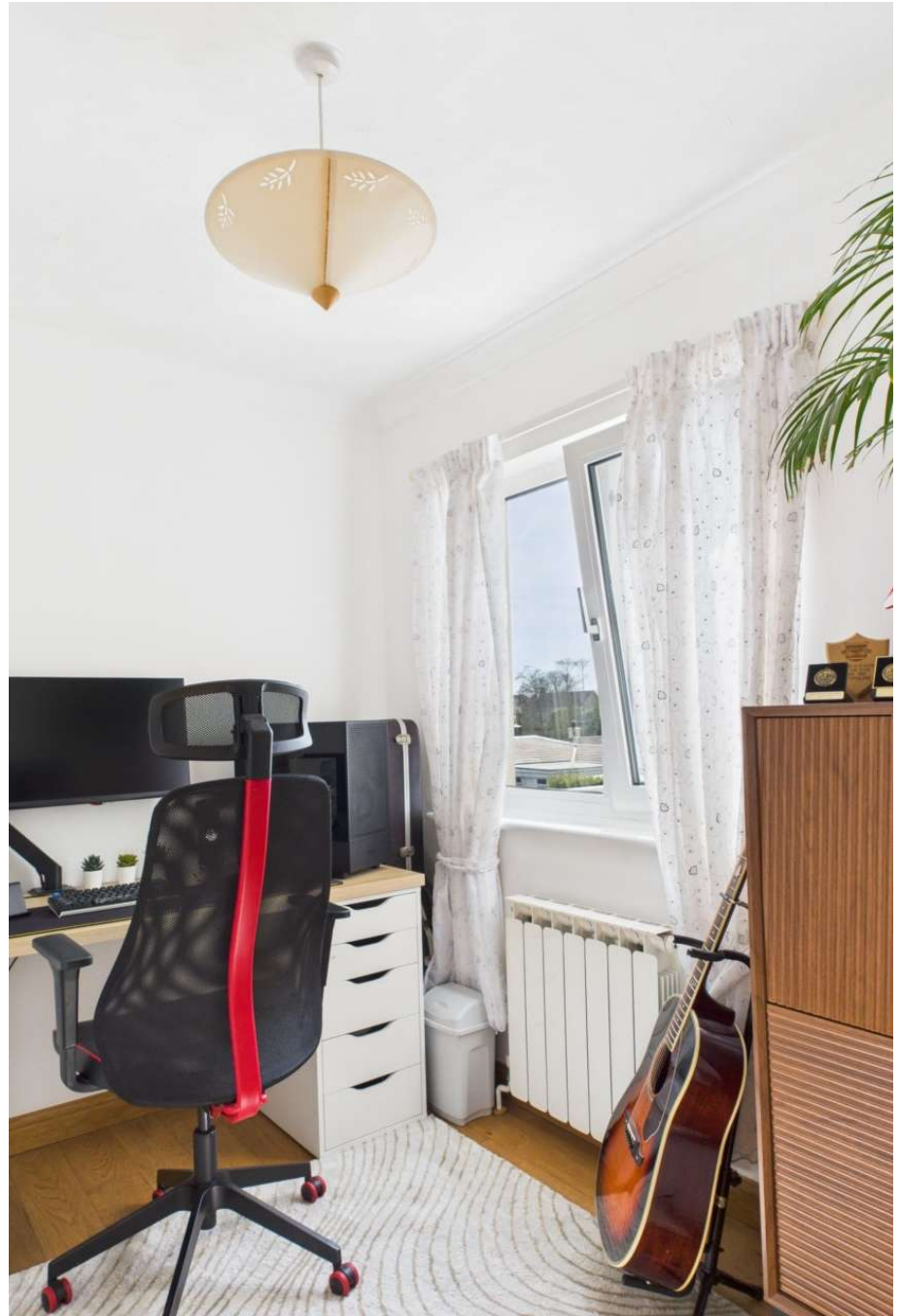










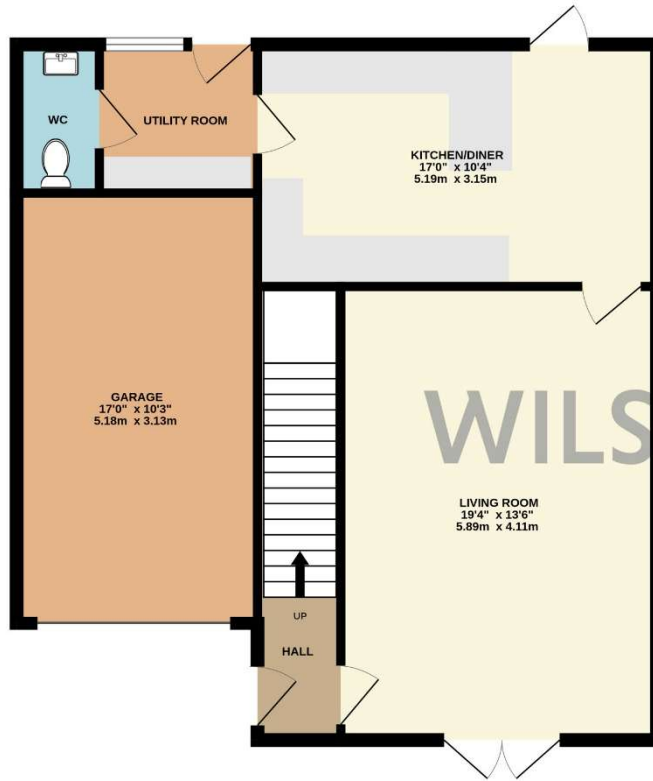




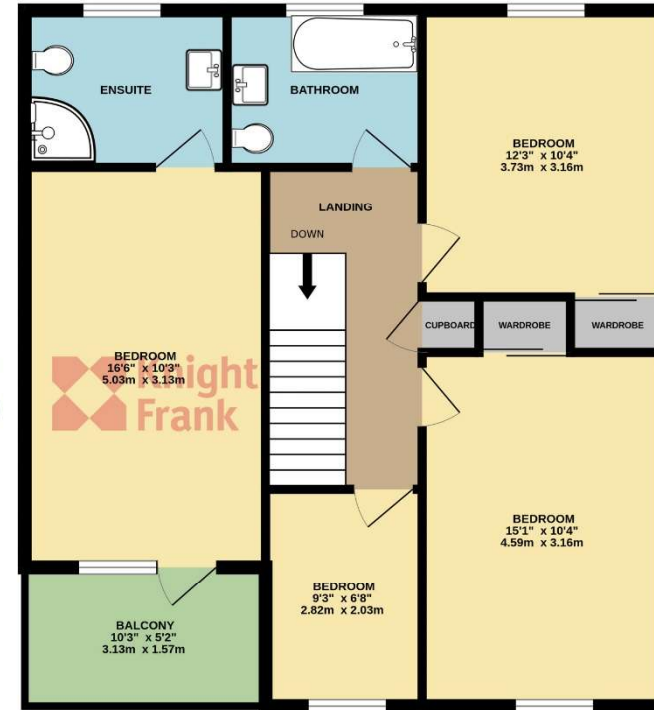




GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

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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)

Fully double glazed

GFCH heating (bottled gas not mains)

£100 per annum for communal upkeep of development

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Your partners in property

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