



Blue Cotil

La Grande Route De St Clement



Blue Cotel, La Grande Route De St Clement, St Clement, JE2 6QN

Situated on St Clement Inner Road, close to Samaras Manor, local primary and secondary schools and the popular Green Island Beach, this substantial detached home offers a rare combination of generous accommodation, excellent versatility and exciting future potential. Originally constructed as a detached 1930s bungalow, the property has been thoughtfully extended over the years to create a spacious and highly adaptable multi-generational home. The existing layout provides two distinct areas of accommodation, making the property particularly well suited to extended families, those seeking independent living space for relatives, or buyers looking for additional flexibility within their home.

The original accommodation comprises a two bedrooms, bathroom, kitchen and living room, while the later extension provides a separate lounge, kitchen/diner, three bedrooms and a bathroom. This arrangement offers a total of five bedrooms across the two areas, with the potential for the accommodation to be configured to suit individual requirements.

To the rear is a particularly attractive, large and mature garden, providing an excellent private outdoor space with plenty of room for entertaining, children`s play areas,



Parish: St Clement

Qualification: Qualified

Tenure: Freehold

Price £1,025,000



- Substantial detached multi generational home
- Flexible accommodation across two living areas
- Large mature rear garden
- Planning permission in effect for loft conversion
- Generous driveway parking plus garage
- Close to schools and Green Island beach











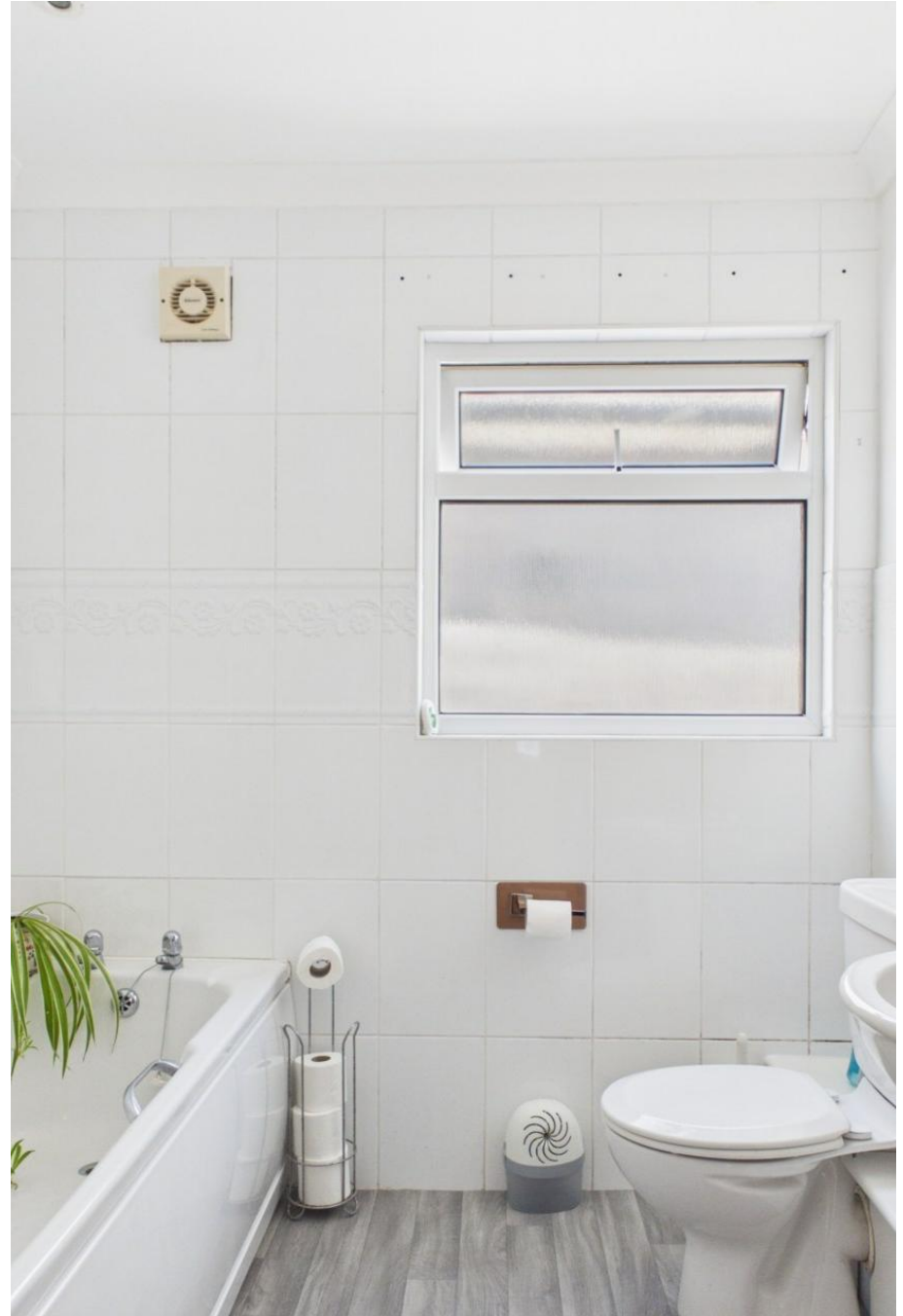


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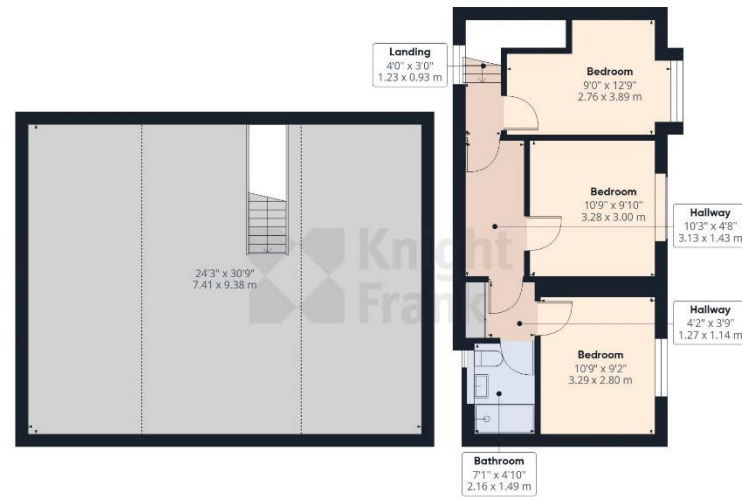


Digitally Altered





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2440 ft²226.6 m²

Reduced headroom

452 ft²

42 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.

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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 water, mains drains, mains electricity.

Wet electric central heating.

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

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