



IN THE HEART OF GOREY VILLAGE WITH GARDEN AND PARKING

CALEDONIAN COTTAGE
LA RUE HORMAN, GROUVILLE, JERSEY, JE3 9EJ

Guide Price £835,000 - Freehold



**SET IN THE PICTURESQUE ENVIRONS
OF GOREY VILLAGE AND HARBOUR
WHERE YOU CAN WALK TO THE BEACH,
THE VILLAGE SHOPS AND QUALITY
RESTAURANTS.**

In the heart of Gorey Village • 4 bedrooms, 3
bathrooms • Very private large garden • Driveway
parking for 4 cars • Walk in condition • Approx
1619 Sq Ft

Situation

Nestled in the heart of Gorey Village where you can walk to everything the village has to offer, local shops, restaurants and the beach. Just a 10 minute walk is Gorey Pier where some of the finest restaurants in Jersey can be found. The Royal Golf course and Grouville Primary school can be reached in 2 minutes by car.

The regular no 1 bus to take you town is just a 2 minute walk away.

Description

This contemporary style home was built just 5 years ago and offers open plan living with lots of space and light. The modern eat in kitchen has enough room for a large dining table and opens into the living room.

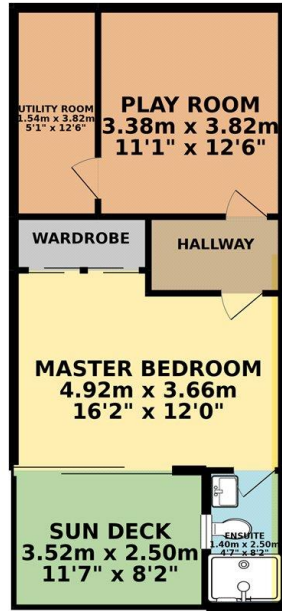
There are 3 bedrooms and 2 bathrooms on this floor then a spiral staircase takes you down to the master suite that has patio doors to a private courtyard, there is also playroom and utility room on this level.

The garden is very private and secure for children and pets.

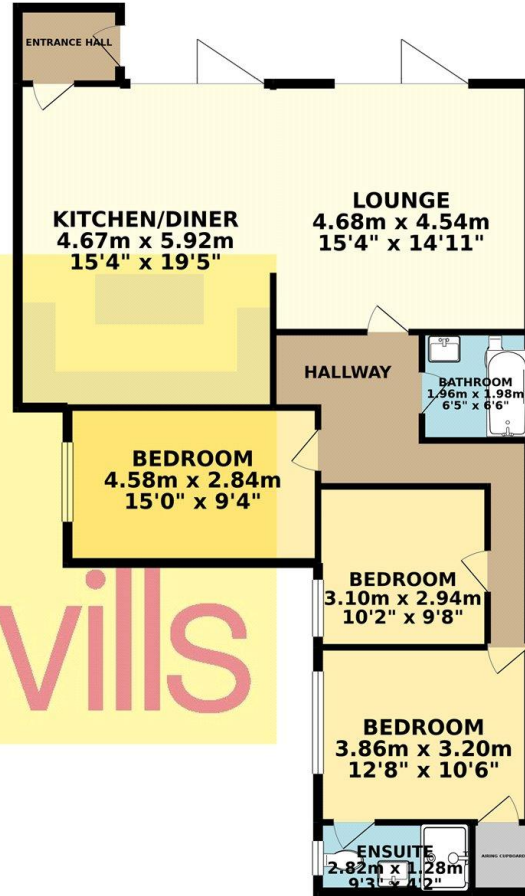
Driveway parking for 4 cars with plenty of on street parking for visitors.



LOWER LEVEL 45.12 sq. m.
(485.70 sq. ft.)



GROUND FLOOR 105.29 sq. m.
(1133.29 sq. ft.)



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TOTAL FLOOR AREA : 150.41 sq. m. (1618.99 sq. ft.) 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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