

**Deramore House Le Vieux Beaumont, St Peter. JE3 7EA**

**£1,700,000 Freehold**

**SOLD STC**



## PROPERTY DESCRIPTION

Constructed in 1972 and still in the same ownership, this quality detached gated home is quite special. Measuring 2,630ft<sup>2</sup> the house features a large entrance hall, living room, dining room, a further reception, a study, a sunroom, kitchen and utility, 4 bedrooms 2 bathrooms a large double garage south west facing rear garden, front garden and ample parking. All rooms are light and bright, of good proportion and all bedrooms have fitted furniture. Situated in a popular location close to the airport and a short walk down to St Aubin's Bay. No onward chain. Sole agent.

## FEATURES

- Detached 4 bedroom 2 bathroom house
- Ground floor over 1,700ft<sup>2</sup> !
- Sunny enclosed rear garden
- Main rooms enjoy a garden aspect
- Double garage ample parking
- No onward chain. Sole agent



## ROOM DESCRIPTIONS

### Ground floor

#### Reception hall

A substantial hall to greet your guests

#### Living room

Double aspect doors to former dining room and newer extension

#### Former dining room

Situated between living room and kitchen

#### New dining room

A later extension with double doors to the garden

#### Sun room

Accessed from the kitchen

#### Study

Situated off the reception hall

#### Cloakroom

#### Office

#### Utility

### First floor

#### Landing

#### Master bedroom

Fitted wardrobes, views over garden

#### En-suite bathroom

Featuring a steam shower cubicle

#### Bedroom 2

Fitted wardrobes

#### Bedroom 3

Fitted wardrobes

#### Bedroom 4

#### Bathroom

### Exterior

#### Double garage

#### Rear garden

South west facing. Fully enclosed.

#### Front garden

Laid to lawn. Mature shrubs

#### Parking

Tarmacadam, space for 4 to 5 cars

### Notes and services

#### Services

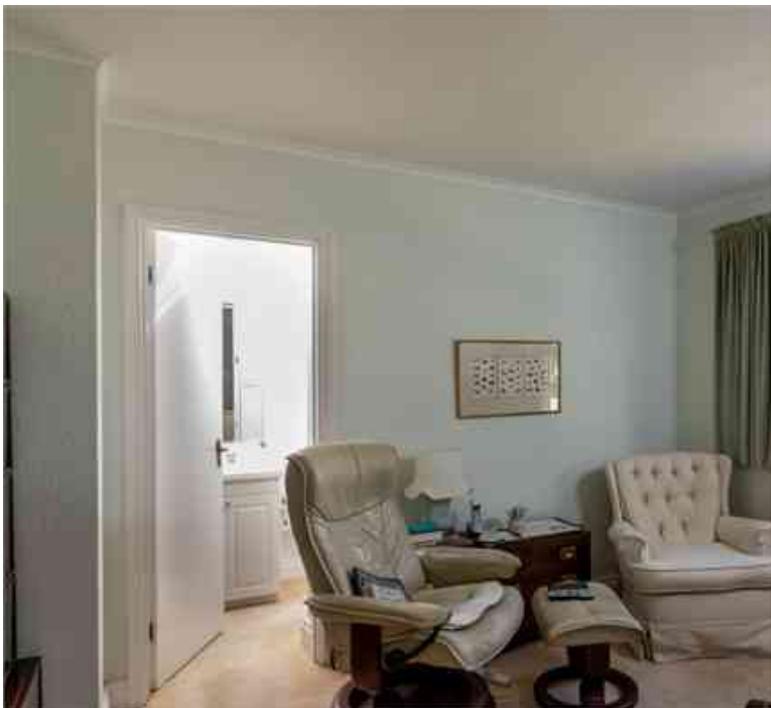
All mains. Fully double glazed. Fibre optic broadband. Cavity construction.

#### Directions

On Le View Beaumont the property is directly opposite the entrance to Thornhill Park.







# FLOORPLAN



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1733 sq. ft, FLOOR 2: 897 sq. ft  
 TOTAL: 2630 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE.  
 ACTUAL MAY VARY



FLOOR 1