



Maillard  
& Co

£ 1,295,000

Elizabeth Drive, La Rue du Presbytere

For Sale



“Contemporary period four bedroom home, with front and rear gardens, boasting rural views.”

4

|  
Bedrooms

1

|  
Receptions

2

|  
Bathrooms

For Sale

## Property features

Two parking spaces

Solar panels

Electric car charger

Quiet residential close

Views over Mont Nicolle Tower

Boasting high ceilings

High end fixtures and fittings

Close to schools and beaches



## Property details

Contemporary period four bedroom home, with front and rear gardens, boasting rural views.

We are delighted to present to market, Elizabeth Drive a development of five modern and spacious family homes, located nearby to Le Rocquier School. Each property has been thoughtfully considered to provide contemporary, light and spacious homes, boasting high end fixtures and fittings and plentiful storage throughout.

We have just one semi detached 4 bedroom home available for purchase. Conveniently spread over three floors and boasting period features with high ceilings throughout. This stunning home features, a bright and light entrance with ceiling rose, storage cupboard, and W.C, separate fully integrated kitchen, with Neff appliances, wine cooler, 2.5 x 1m bespoke kitchen island, separate breakfast room with sliding doors out to the elevated paved terrace and garden area, separate spacious living room with built in wood burner, feature ceiling rose and additional dining/reading area with access to the external terrace and lawn garden. First floor provides two generous double bedrooms, master with en suite shower room and separate house bathroom. Second floor provides two further double bedrooms, boasting rural views out to Mont Nicolle Tower.

Externally there is allocated parking for two cars and additional visitors space.

When it comes to the specification of these beautiful homes, every detail has been considered. Discover features that elevate and complement your lifestyle with elegant and premium interiors. From stylish integrated kitchens with built in wine fridges along with enviable bathrooms and economical solar panels, you can relax at home in effortless modern style and comfort.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

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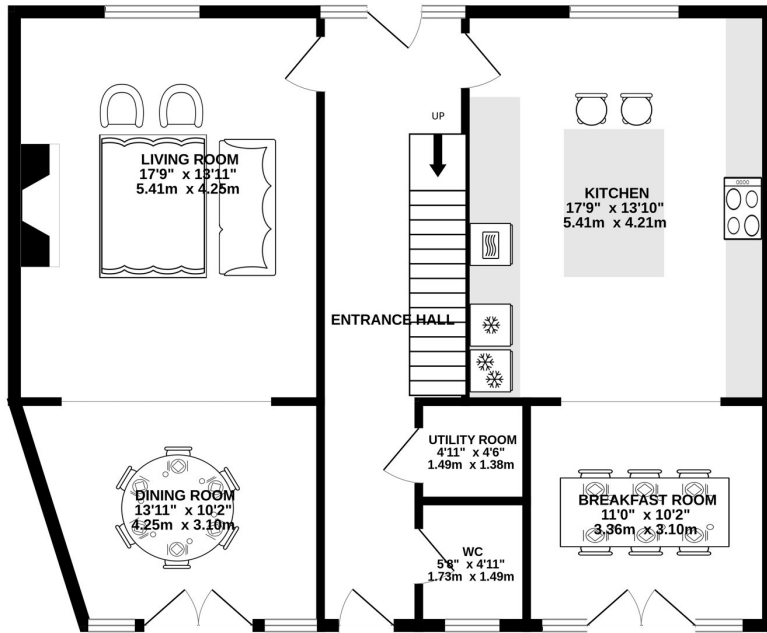
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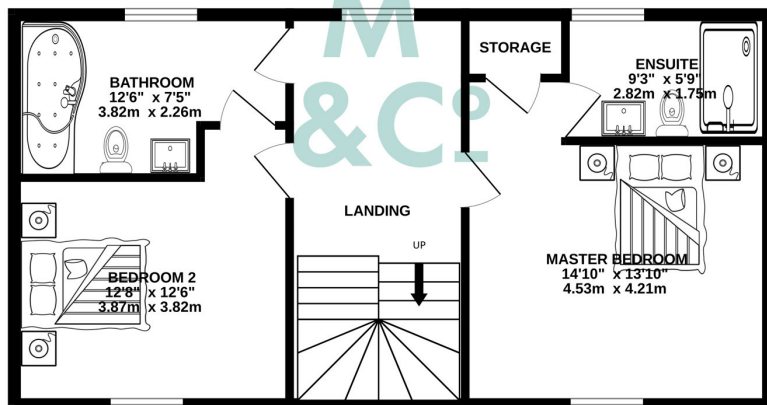
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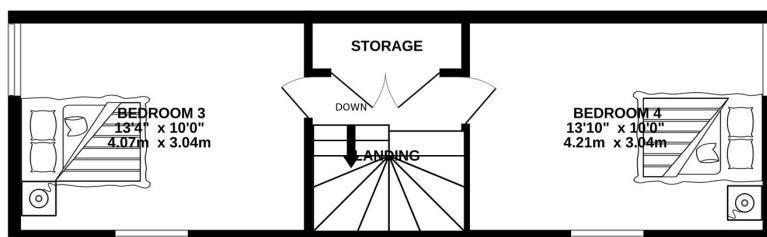
## GROUND FLOOR 932 sq.ft. (86.6 sq.m.) approx.



## 1ST FLOOR 609 sq.ft. (56.5 sq.m.) approx.



## 2ND FLOOR 342 sq.ft. (31.8 sq.m.) approx.

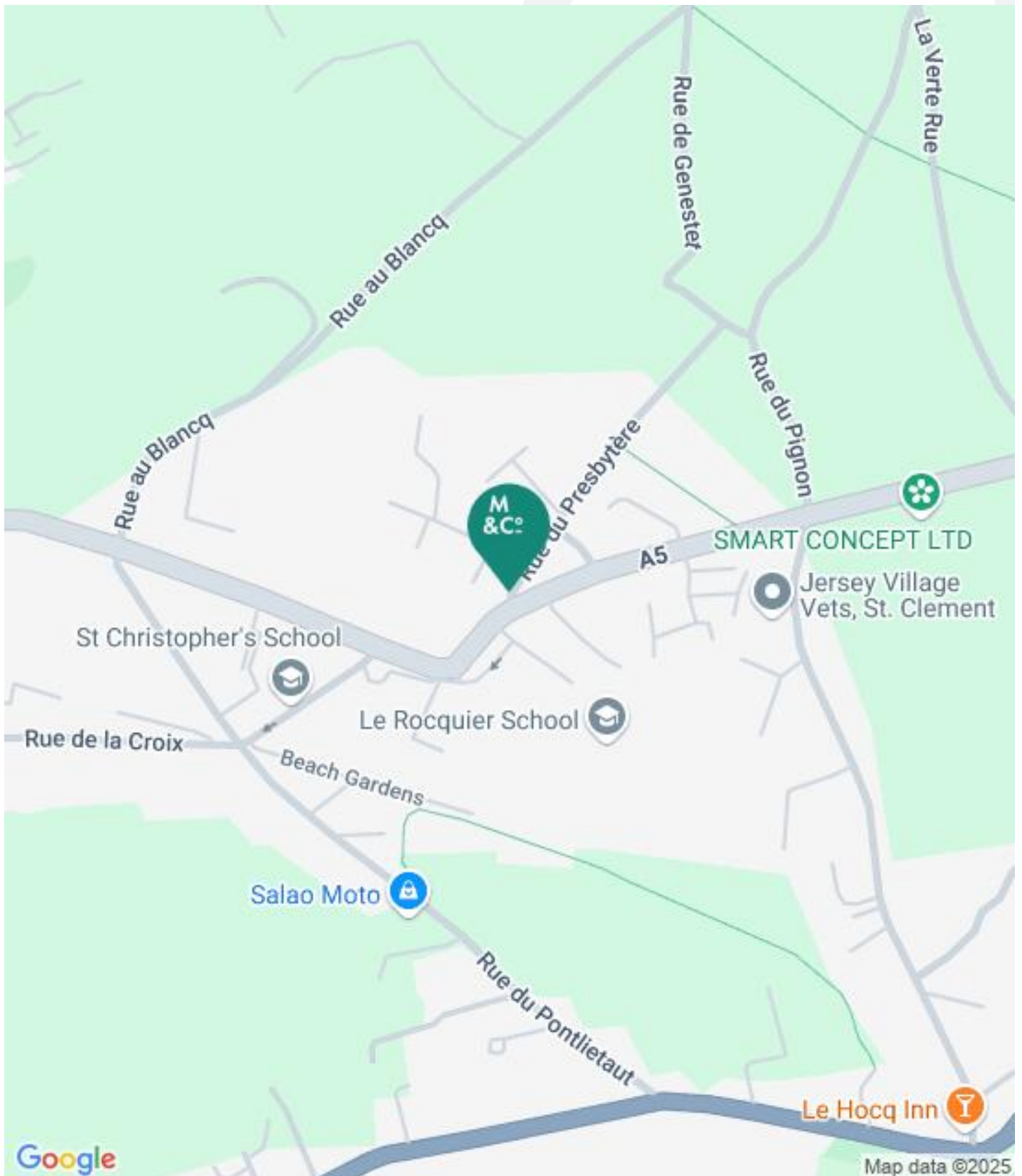


TOTAL FLOOR AREA : 1883 sq.ft. (174.9 sq.m.) approx.

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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