

# PINE LODGE

SOLE AGENT



**4**

BEDROOMS

**3**

BATHROOMS

**2,629**

SQ FT

**0.2**

ACRES

## POA ST. SAVIOUR

This detached four bedroom, three bath family home is an easy ride to many of Jersey's premier schools and a short walk to St. Martins Village. Providing two doubles and one single bedroom on the ground floor including the primary bedroom with en-suite and a further house bathroom, cloakroom, large sitting room, dining room and kitchen/breakfast room. An additional double bedroom is on the first floor along with good sized walk-in attic storage area. The property does need updating and renovating in places. The family will love the indoor swimming pool with wet room which can be accessed both from the sitting room and via the garden. The private and secure garden with hot tub is accessed from the kitchen and the sun-room/pool. A single garage and parking for five vehicles completes this family home.



**LIVINGROOM**

The Channel Island Estate Agent























































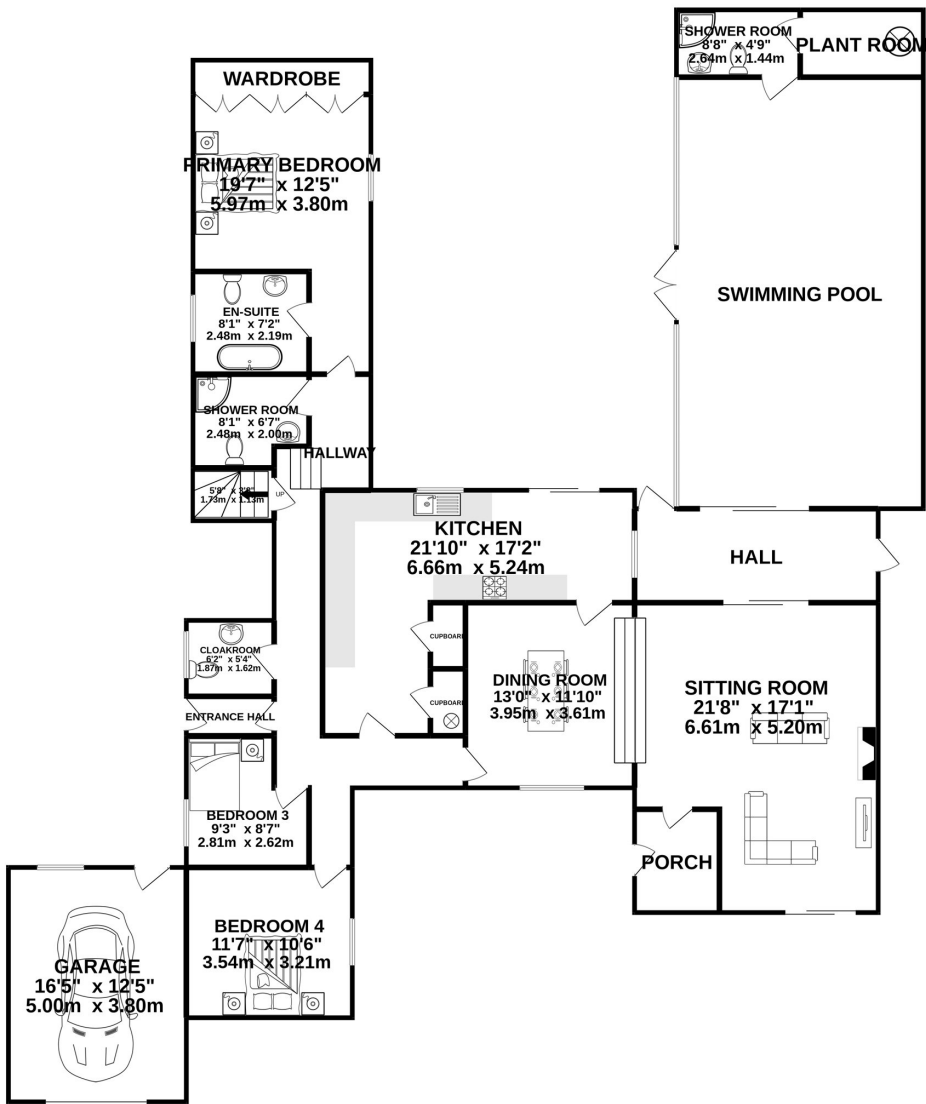




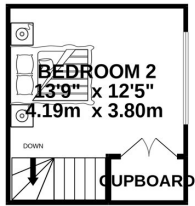




GROUND FLOOR  
2458 sq.ft. (228.3 sq.m.) approx.



1ST FLOOR  
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 2629 sq.ft. (244.3 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.



## GROUND FLOOR

Porch	5'11 x 7'3
Sitting Room	17'1 x 21'8
Hall	17'1 x 6'7
Cloakroom	6'2 x 5'4
Swimming Pool	17'3 x 30'3
Shower Room	8'8 x 4'9
Plant Room	8'7 x 4'9
Dining Room	11'10 x 13'0
Kitchen	21'10 x 17'2
Primary Bedroom	12'5 x 19'7
En-suite	8'1 x 7'2
Bedroom 3	8'7 x 9'3
Shower Room	8'1 x 6'7
Bedroom 4	11'7 x 10'6
Garage	12'5 x 16'5

## FIRST FLOOR

Bedroom 2	12'5 x 13'9
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## KEY FACTS

Four bed, three bath (including wet room in pool house)  
 Detached family home in need of some refurbishment to some rooms  
 Large sitting room with wood burning stove and granite fireplace  
 Indoor pool which can be easily viewed from lounge and kitchen  
 Enclosed low maintenance garden with hot tub  
 Single garage and parking for five vehicles  
 Close by to schools and St. Martins Village

## SERVICES

Mains drains and water plus bore hole for garden and pool

## HEATING

Oil fired central heating with radiators

## APPLIANCES

Lacanche electric range  
 Russell Hobbs red microwave  
 Britannia red American style fridge/freezer with water dispenser  
 Neff dishwasher

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

St Martin  
 Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

## POA



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