



Bedelia, 11 Le Clos des Fonds, Grouville, Jersey, JE3 9AU
£585,000

Slomans proudly presents this garage-linked, three-bedroom family home, perfectly positioned in a quiet residential close within the desirable parish of Grouville. Just a short stroll from the beach and Gorey Village, this home offers a blend of convenience, comfort, and potential. Set on a generous plot, the property provides an impressive amount of space, Designed for modern family living, it features bright and welcoming interiors, a secluded rear garden, and exciting opportunities for personalisation, with plans passed to convert the garage into a large kitchen/breakfast room. No Onward Chain.



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PROPERTY HIGHLIGHTS

Single garage plus parking for 2 vehicles.

Ample storage: Fully floored loft with fitted pull-down ladder, plus additional loft space above the garage

Front garden: Captures the late afternoon sun, ideal for family use or potential for additional parking

Secluded rear garden: Features a lawn bordered by mature hedging and plants, along with a gravelled area perfect for a fire pit or outdoor entertaining.

Space at the side of the property for storage or scope to extend.

Versatile outdoor space: A high-quality wooden 'Pine Lodge' with electricity, currently used as a home office

Outdoor Jacuzzi: Fully operational four-person spa, set on a solid concrete foundation

Electric heating system installed in 2023 (new boiler, cylinder, and radiators throughout)

VIEWING

Please call Slomans, Sole Agents on 87 97 87.

Please note that all areas and measurements given in these particulars are approximate and rounded.

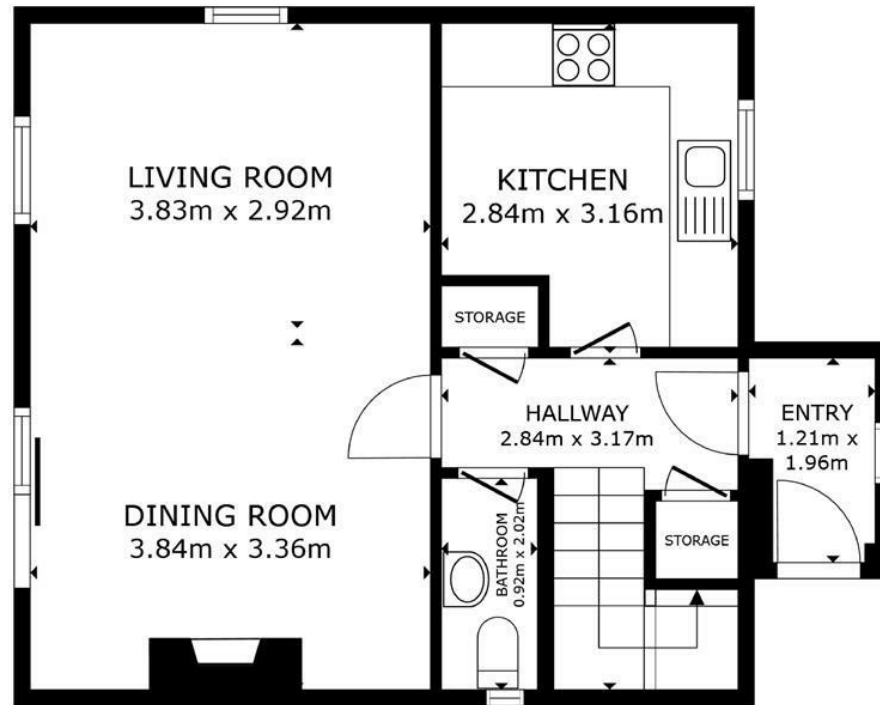
The text, photographs and floor plans are for general guidance only.

ANTI MONEY LAUNDERING REGULATION

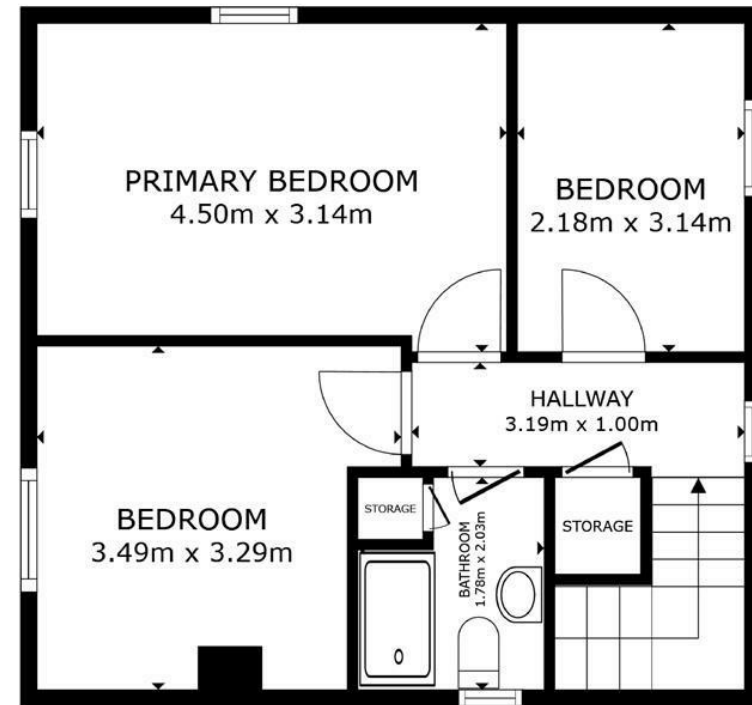
Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source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







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 45.8 sq.m. FLOOR 2 43.2 sq.m.
TOTAL : 89.0 sq.m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.