



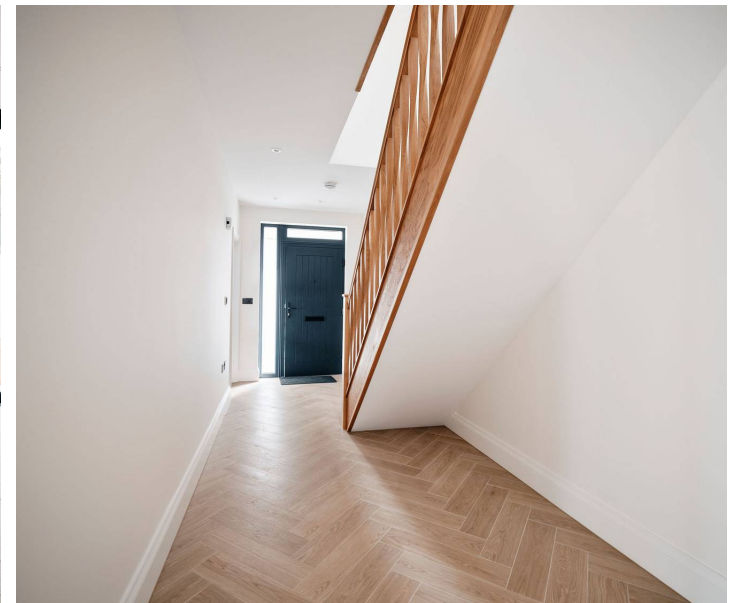
C1 Plot 2 Melrose, La Route Orange, St. Brelade
£1,830,000

BROADLANDS
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C1 Plot 2 Melrose, La Route Orange

St. Brelade, Jersey

- Exclusive gated development of ten architecturally-designed new luxury eco-homes
- Superb St Brelade location at La Moye... you've been waiting for this location!
- Crafted by experts; Built by Ashbe Construction for Melrose Homes, known for luxury finishes and superior craftsmanship
- Stunning 223sqm design; Featuring 4 spacious double bedrooms and 3 designer bathrooms set across three floors
- Lovely wrap-around garden; private and sunny
- All homes come with a 10-year insurance backed Latent Defects Warranty
- Benefits from a large single garage, E-charging, private driveway, and visitor parking
- Steps from La Moye Golf Course, top local schools, beach access, railway walk; all delivering an exceptional island lifestyle
- Private viewings only, by request. Viewing restricted to over 18's due to construction site regulations
- Due to be completed end of 2025
- Broadlands sole agents / Call Charlie Smith 07700 348 421 / charlie@broadlandsjersey.com



C1 Plot 2 Melrose, La Route Orange

St. Brelade, Jersey

Built by Ashbe Construction for Melrose Homes, this exceptional property forms part of an exclusive gated community of 10 luxury eco homes by reputable builders, renowned for their quality craftsmanship and luxury finishes.

This stunning 2400sqft three-storey home offers four spacious double bedrooms and three beautifully appointed bathrooms, combining modern elegance and thoughtful design with premium detailing and finishing throughout, all that's left to do is name your home!

The ground floor features a welcoming entrance hall leading to an expansive open plan living space; encompassing living room, complete with bespoke oak joinery and feature fireplace, a bright open-plan modern kitchen and dining area boasting high-end finishes, state of the art built-in appliances and French doors opening onto a large, private wrap around garden. Additional highlights include a separate fitted utility room, a contemporary WC and underfloor heated porcelain tile Herringbone flooring.

The oak staircase, with hand made twisted oak spindles, guides you upstairs where you'll find a premier ensuite room with bespoke oak dressing room, a study, a second large double bedroom and house bathroom, while the top floor has a further large double bedroom with dressing nook, a fourth great size double bedroom and house bathroom, offering privacy and comfort in abundance.



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St. Brelade, Jersey

Externally, the property benefits from a large single garage, E-charging, driveway parking for one vehicle, and visitor parking, ensuring convenience for both residents and guests.

Perfectly positioned, the property sits on the doorstep of La Moye Golf Course, with La Moye Primary and Les Quennevais Secondary School both within easy reach. Enjoy beach access just five minutes away, the railway walk behind; all contributing to an exceptional lifestyle in a sought-after location.





Living

Ground floor living features a welcoming entrance hall, expansive open plan living kitchen dining; with bespoke recessed oak media wall and feature electric fireplace, stunning luxury fitted German made Schuller kitchen including oven, hob, fridge-freezer and dishwasher with stone worktops and all with elegant and practical Herringbone laid porcelain tiles with a warm wood affect to entire ground floor. Separate utility room and WC.

Sleeping

First floor features a great size premier bedroom ensuite with bespoke oak dressing area, a study, a second large double bedroom and house bathroom. The top floor features a spacious double bedroom with dressing area, a house bathroom and 4th large double bedroom. All bedrooms laid with high quality carpet and Porcelain tiles to bathrooms.

Outside

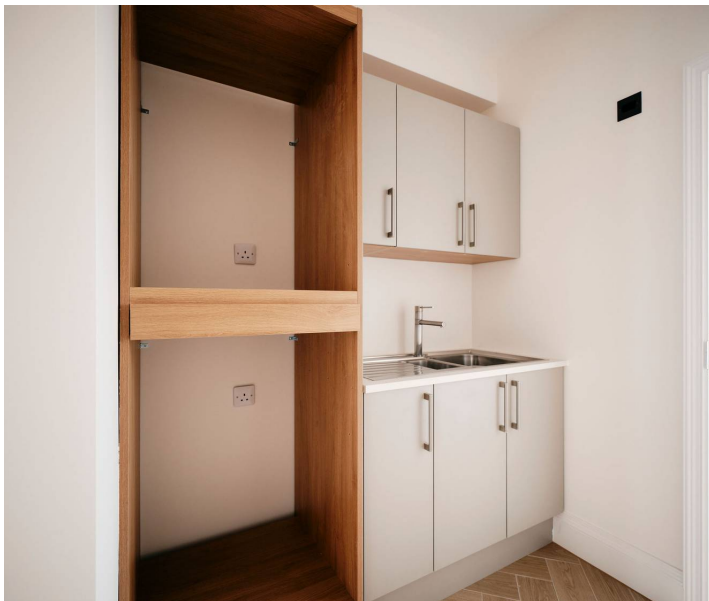
Large wrap-around sunny rear garden, opening up with french doors off the living rooms, privacy wall at end of garden with planter borders.

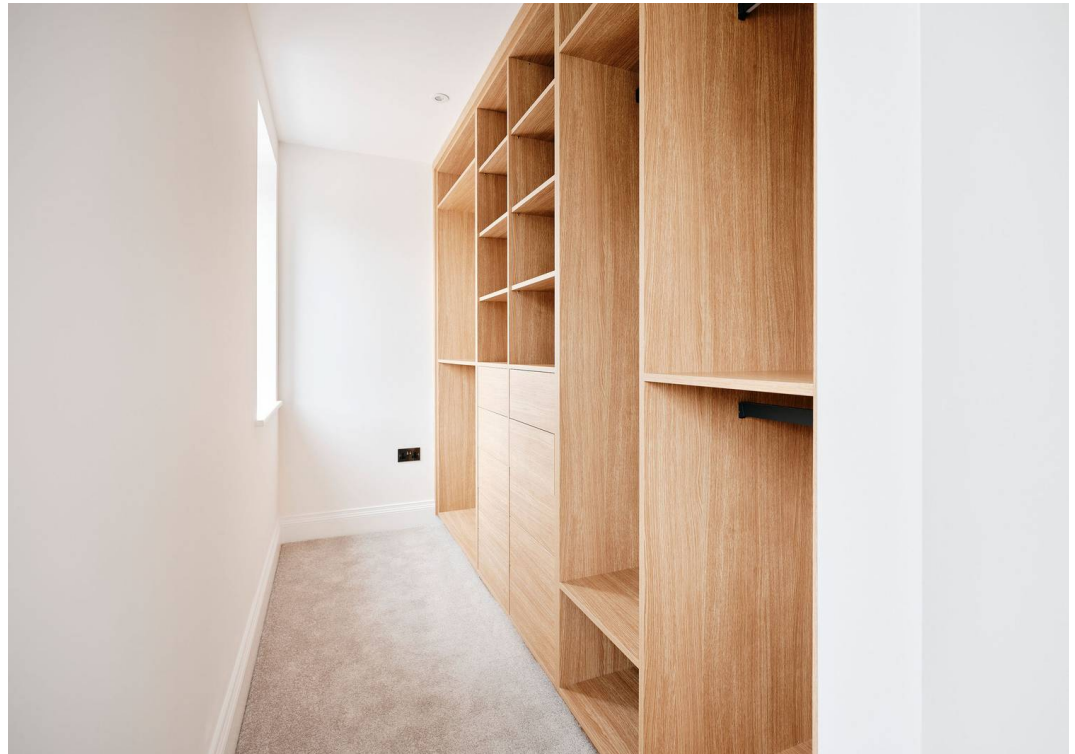
Parking

Large single garage with mechanically operated sectional door, plus driveway parking for 1, with E-charging points.

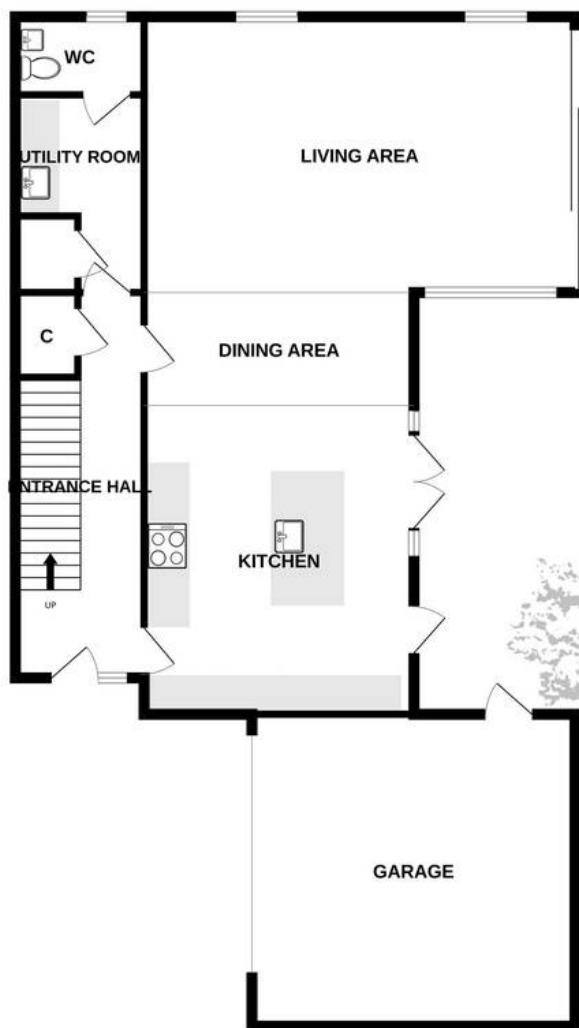
Services

All properties come with a 10 year insurance backed latent defects warranty. All mains services excluding gas. Electric underfloor heating throughout. Rooftop solar PV panelling (eligible for potential feed-in tariffs). Double glazed. Solar controlled velux windows. Due to be completed end of 2025. Service charges TBC. Zoned underfloor heating throughout; WIFI enabled. Fully wired to latest sky TV requirements & Fibre broadband. Low voltage lighting incl bulbs, spotlights & pendant in kitchen. Premium chrome switch plates throughout. Air source heat pump cylinders.





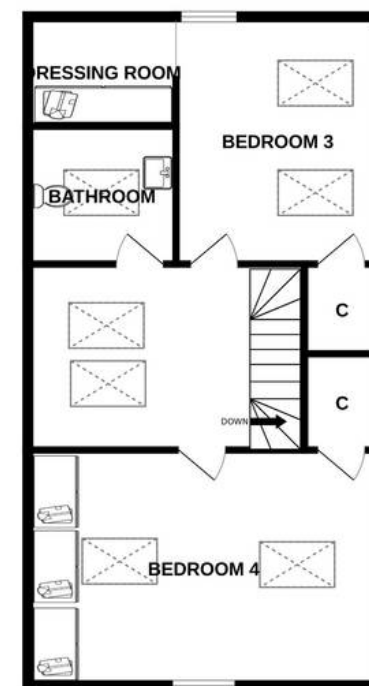
GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



2ND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 2400sq.ft. (223.0 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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