



**B1 Plot 2 Melrose, La Route Orange, St. Brelade**  
**£1,650,000**

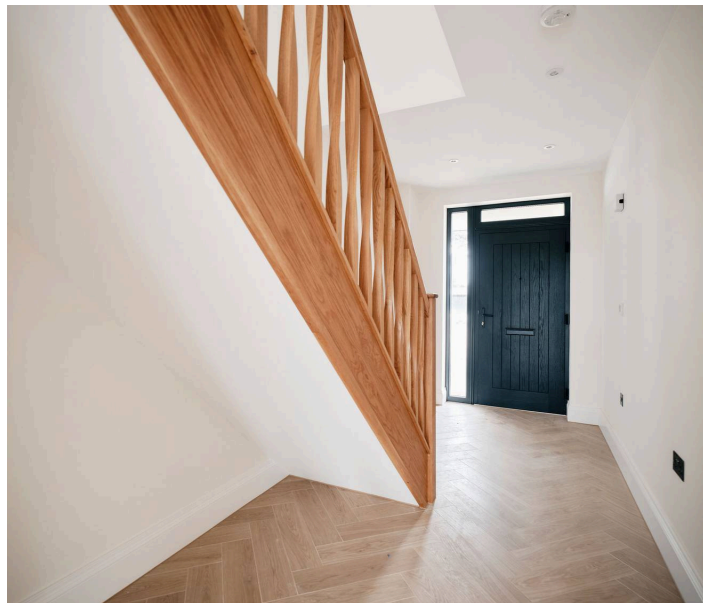
**BROADLANDS**  
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## B1 Plot 2 Melrose, La Route Orange

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 218sqm design; Featuring four spacious double bedrooms and three designer bathrooms set across 3 floors
- All homes come with a 10-year insurance backed Latent Defects Warranty
- Excellent size bedrooms and bathrooms for the whole family; offering ultimate comfort and privacy
- 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](mailto:charlie@broadlandsjersey.com)



## B1 Plot 2 Melrose, La Route Orange

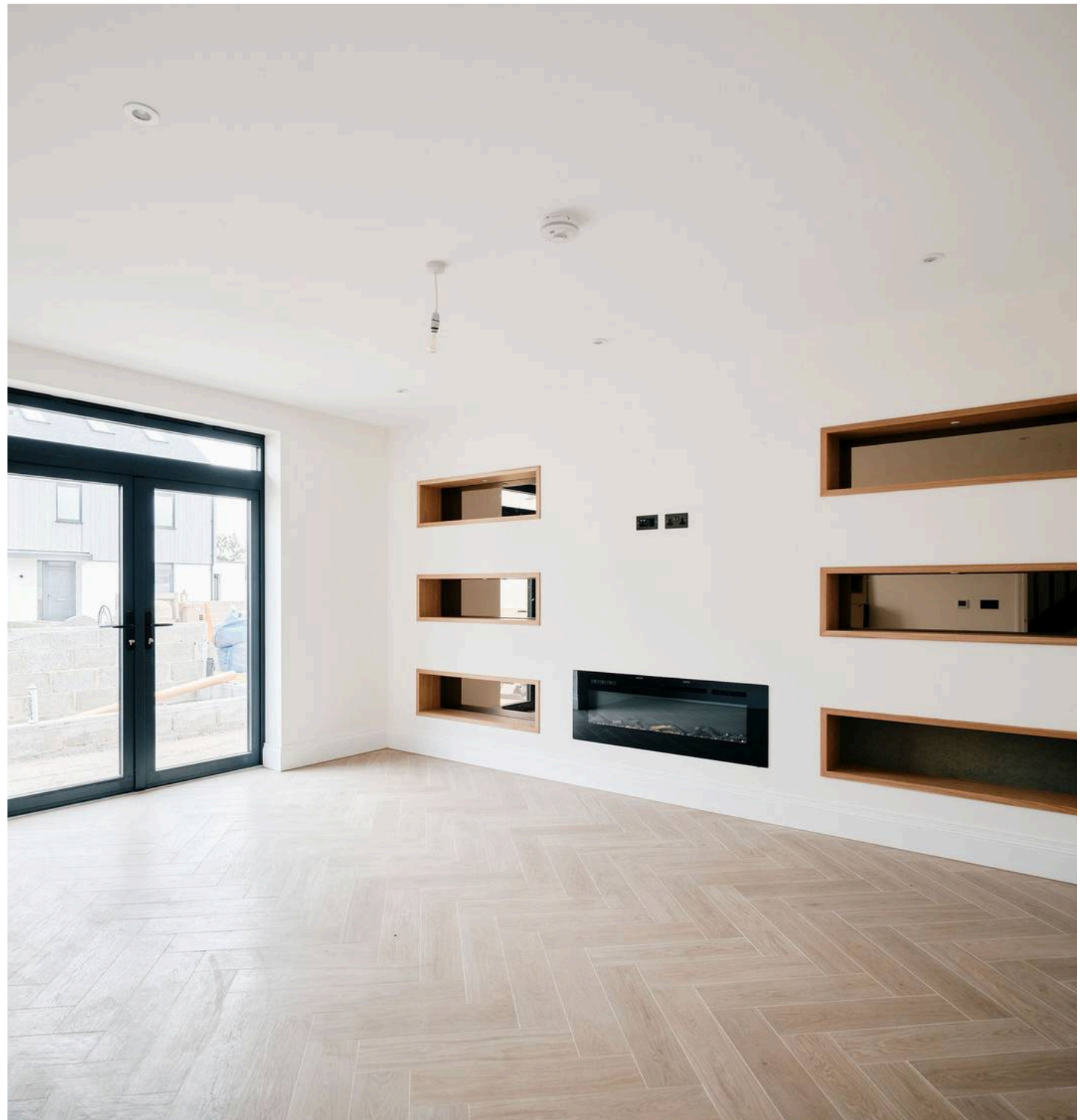
St. Brelade, Jersey

Built by Ashbe Construction for Melrose Homes, this exceptional property is part of an exclusive gated community of ten luxury eco-homes, crafted by reputable builders renowned for their quality workmanship and high-end finishes.

This stunning 2350sqft 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 welcoming entrance hall leads to a separate living room, complete with bespoke joinery and a feature fireplace. To the rear, a bright open-plan modern kitchen and dining area boasts high-end finishes, state of the art built-in appliances, and French doors opening onto a large, private west-facing garden. Additional highlights include a separate fitted utility room, a contemporary WC and underfloor heated Herringbone porcelain flooring throughout.

The oak staircase, with hand made twisted oak spindles, guides you to the first floor, 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.



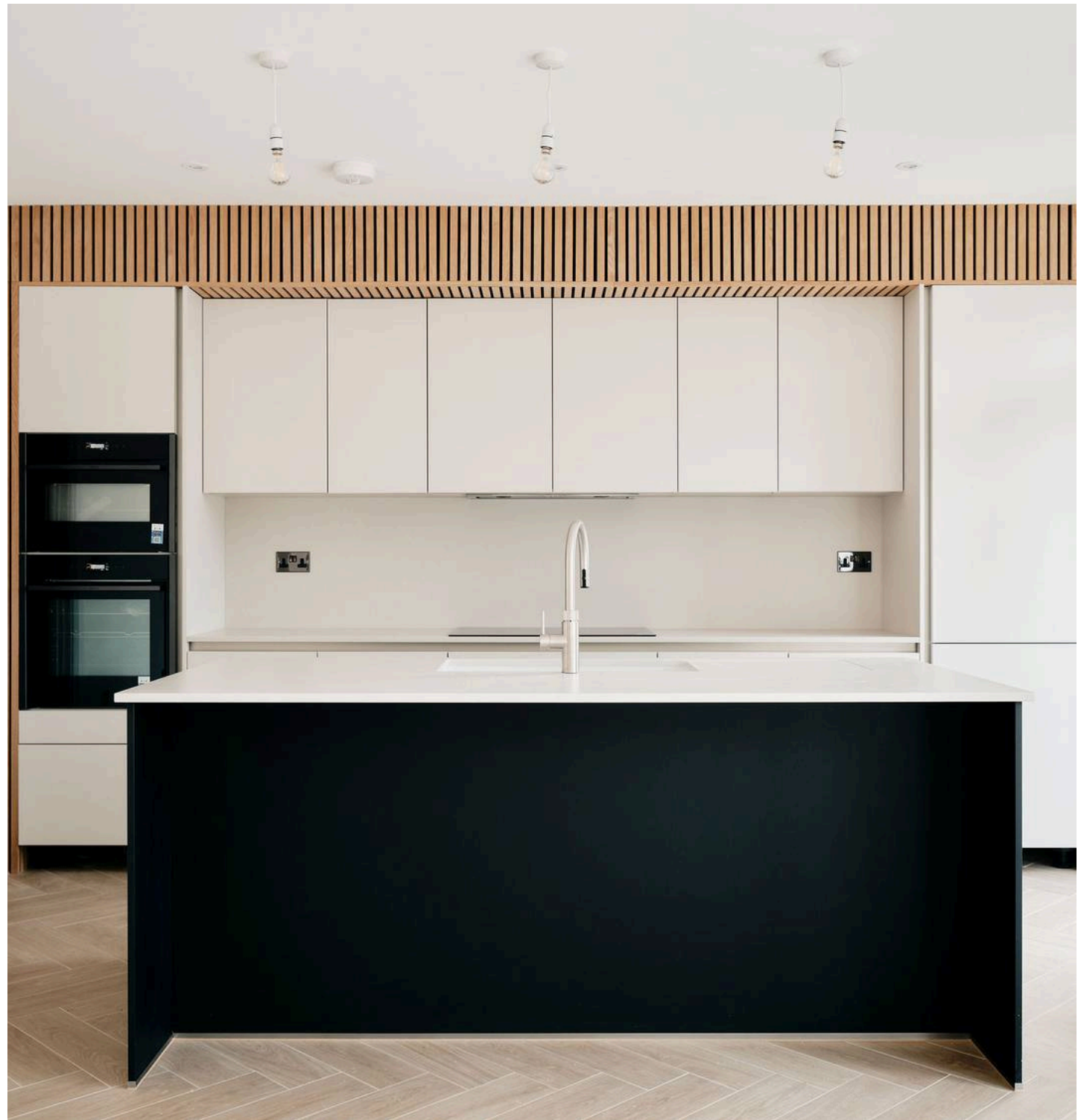


## B1 Plot 2 Melrose, La Route Orange

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, separate living room with bespoke recessed oak media wall and feature electric fireplace. Open plan kitchen diner, stunning luxury fitted German made Schuller kitchen including oven, hob, fridge-freezer and dishwasher with stone worktops. Fitted separate utility room and WC, all with elegant and practical Herringbone laid porcelain tiles with a warm wood effect to entire ground floor.

### **Sleeping**

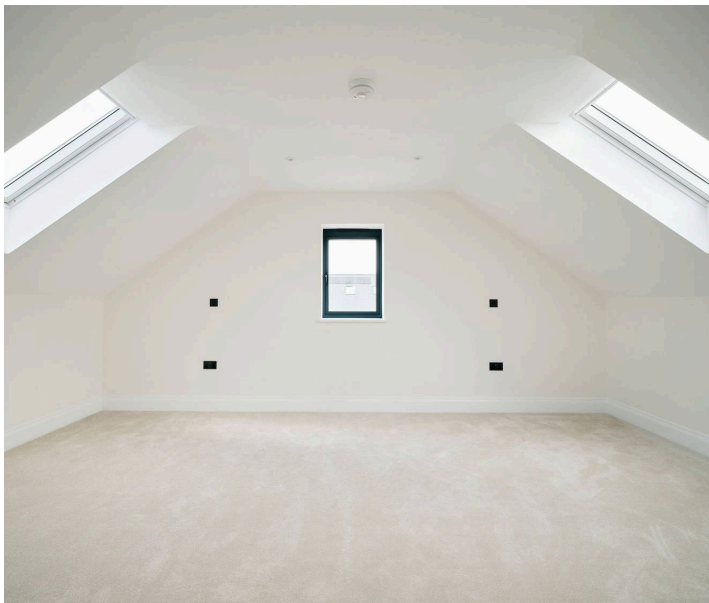
First floor features a great size premier bedroom ensuite with bespoke oak dressing area, a study, a second large double bedroom and house bathroom. The top floor features a spacious double bedroom with dressing area, a house bathroom and 4th large double bedroom. All bedrooms laid with high quality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

### **Outside**

Large West facing sunny rear garden opening up with french doors off the kitchen diner, privacy wall at end of garden with planter borders.

### **Parking**

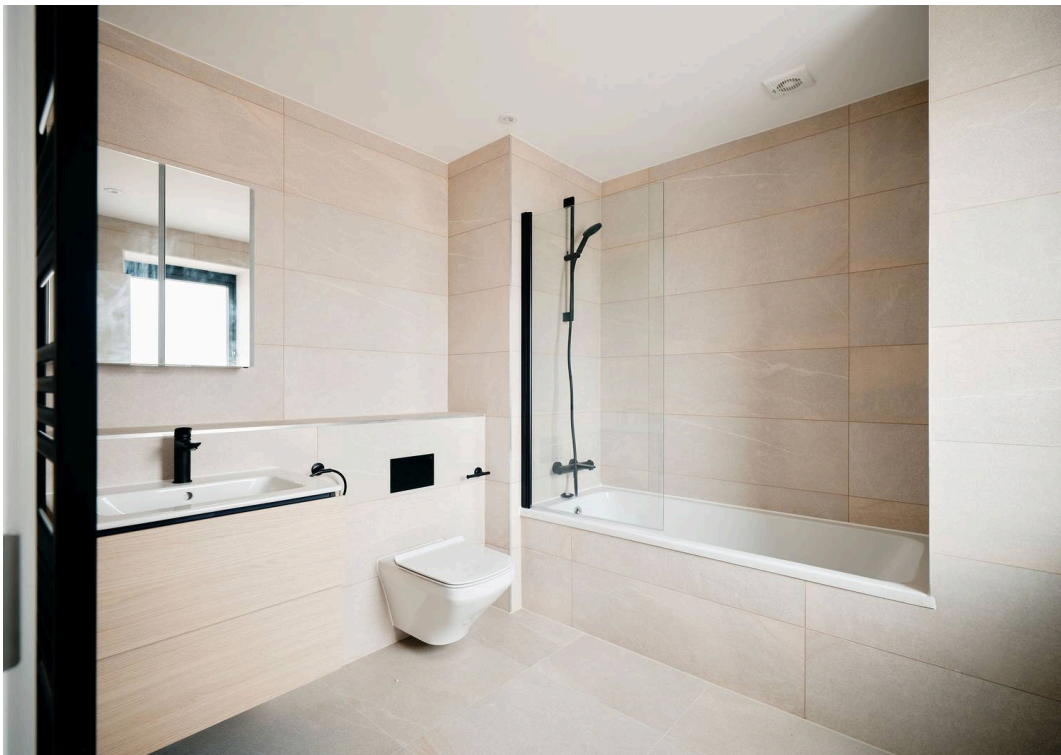
Large single garage with mechanically operated sectional door, plus driveway parking for 1, with E-charging points.



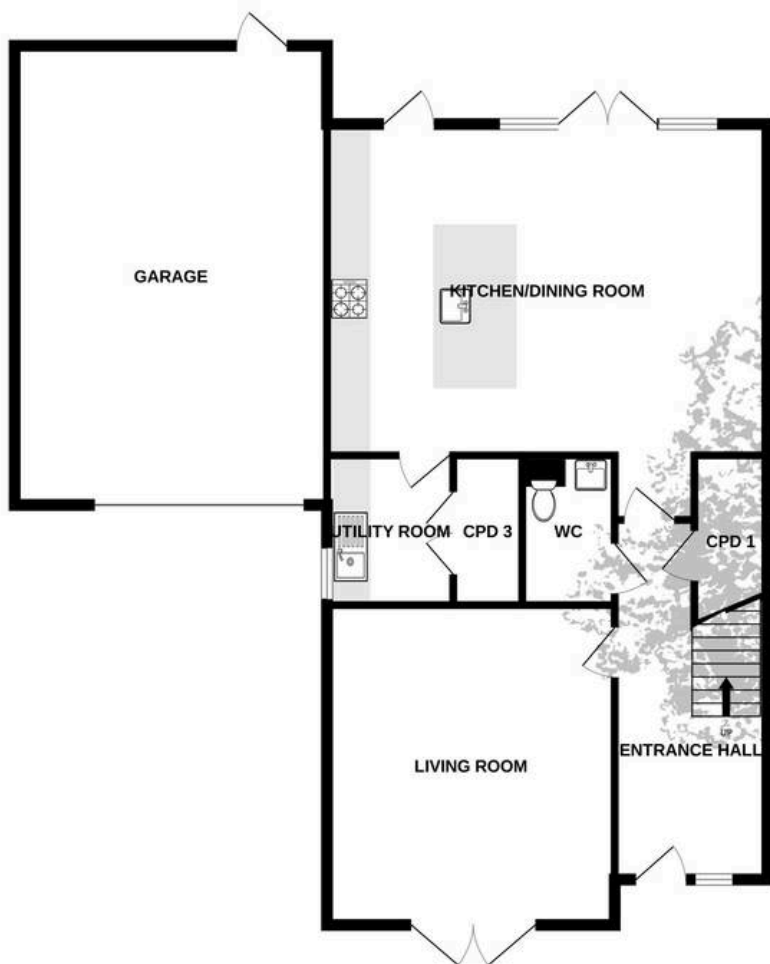
### **Services**

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.

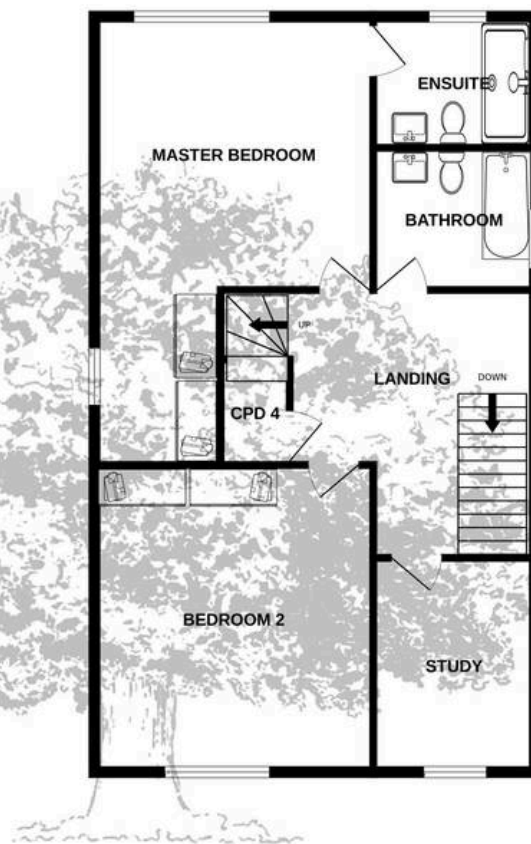




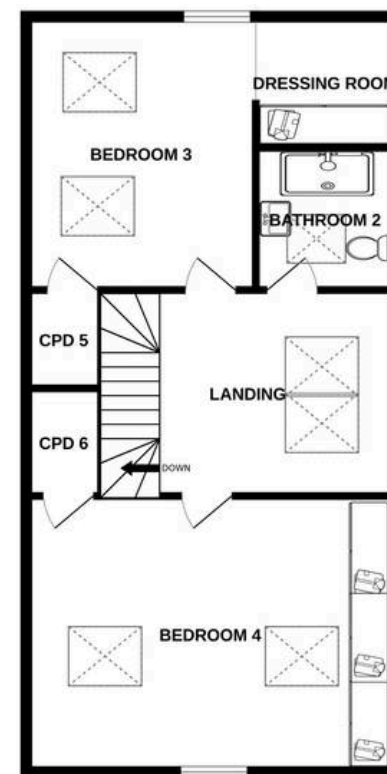
GROUND FLOOR  
1217 sq.ft. (113.1 sq.m.) approx.



1ST FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



2ND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 2347sq.ft. (218.0 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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## Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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