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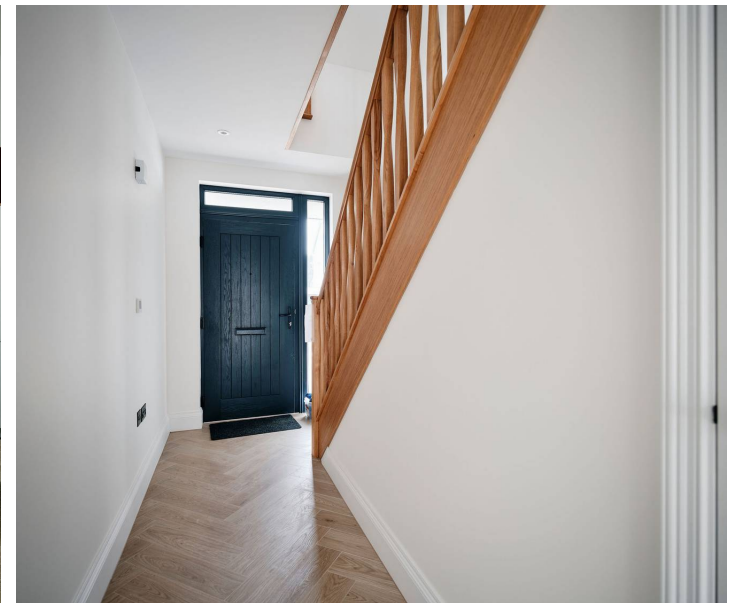
A1 Plot 1 Melrose, La Route Orange, St. Brelade
£1,495,000

BROADLANDS
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A1 Plot 1 Melrose, La Route Orange

St. Brelade, Jersey

- Exclusive gated community of ten architecturally-designed new luxury Eco-homes
- Superb St Brelade location at La Moye, you've been waiting to for this location!
- Crafted by experts; Built by Ashbe Construction for Melrose Homes, known for luxury finishes and superior craftsmanship
- Stunning 1800sqft design; Featuring three spacious double bedrooms and two designer bathrooms across 3 floors
- All homes come with a 10-year insurance backed Latent Defects Warranty
- Due to be completed end of 2025
- Private premier suite; Top floor dedicated to an impressive master suite with bespoke Oak furniture
- Benefits from a large single garage, 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
- Broadlands sole agents / Call Charlie Smith 07700 348 421 / charlie@broadlandsjersey.com



A1 Plot 1 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 1800sqft, three-storey home offers three spacious double bedrooms and two beautifully appointed bathrooms, combining modern elegance with thoughtful design throughout.

The ground floor features a welcoming entrance hall leading to a separate living room complete with bespoke joinery and feature fireplace. To the rear, a luxurious open-plan kitchen and dining area with french doors opening onto a large east-facing garden. Additional highlights include a separate fitted utility room, a contemporary WC, and porcelain herringbone flooring with underfloor heating.

On the first floor, you'll find two generous double bedrooms and a house bathroom, while the top floor is dedicated to the impressive premier bedroom suite, offering privacy and comfort in abundance.

Externally, the property benefits from a large single garage, 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 affect to entire ground floor.

Sleeping

First floor features two wonderfully proportioned double bedrooms and a luxury fully fitted house bathroom. Top floor is the premier suite; a luxury double bedroom ensuite shower room with bespoke oak wardrobes. All bedrooms laid with high quality carpet and Porcelain tiles to bathrooms.

Outside

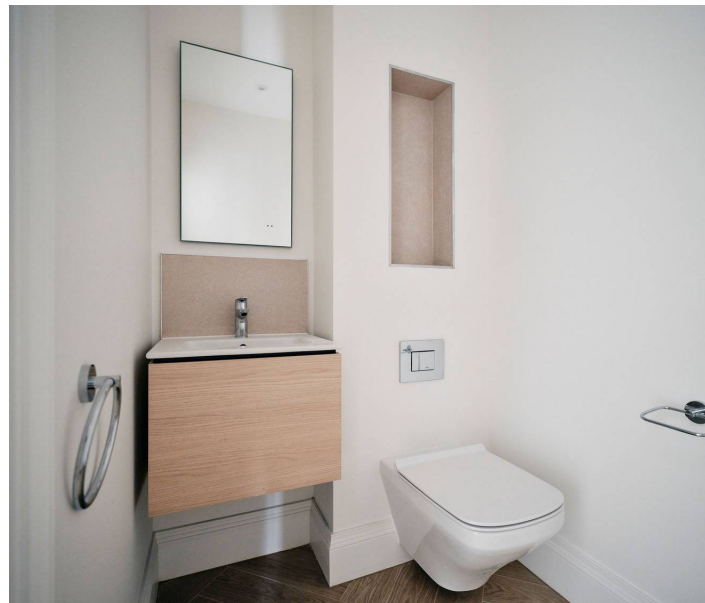
Large East facing sunny rear garden opening up with french doors off the kitchen diner, solid privacy wall at end of garden with planted trees.

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.

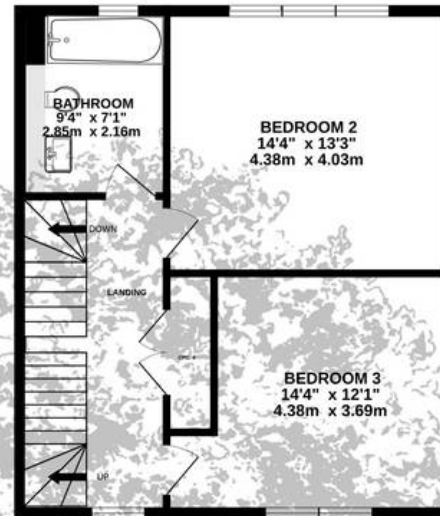




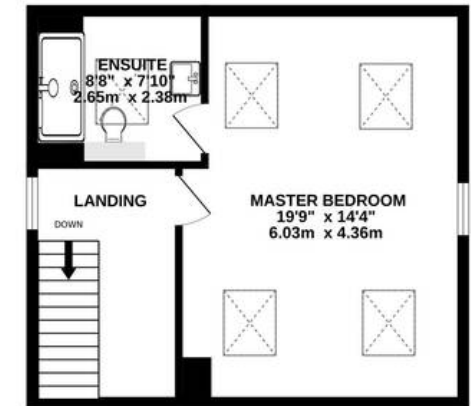
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1808sq.ft. (168.0 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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