

FINDING YOU A HOME
SINCE 1972

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New York House, New York Lane, St. Saviour
£1,195,000

BROADLANDS

FINDING YOU A HOME SINCE 1972

New York House, New York Lane

St. Saviour, Jersey

- As new family home
- Parking for 6/8 cars
- Sole agent
- Convenient location, close to schools
- Call Nigel on 07797718233
- South facing balcony and garden
- Tip top throughout
- 5 Bedrooms, 4 bathrooms including ground floor bedroom/study



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St. Saviour, Jersey

Totally as new, this very spacious property has been renovated to the highest standards with no regard to cost. Replumbed and rewired throughout with additional insulation throughout the roof space. Also featuring LED lighting in most rooms for high efficiency and low cost. There is a quality kitchen with appliances and all bathrooms are brand new with LED lighting to the main en suite. The flexible accommodation means that the ground floor en suite bedroom could be used either as an office or a guest suite with it's own access from outside. The main suite has hand built wardrobes and a fabulous bathroom suite with specially designed walk in shower. Outside is a south facing manageable lawned garden and the first floor terrace enjoys the sun almost until sunset. Parking is provided for at least 6 cars. Located on the outskirts of town with easy access to main schools and a Waitrose, this lovely property must be viewed. Call Nigel Hurst on 07797718233.\nProperty Overview -





Living

Ground floor consists of a very good size lounge/diner with double doors on to the garden. A new kitchen breakfast room with LED lighting, appliances and ample space for table and chairs. As well as a cloakroom there is an en suite ground floor bedroom that would also work as a home office.

Sleeping

Three double bedrooms at first floor level, one of which is en suite, and a house bathroom. Fabulous main suite to the second floor with hand crafted storage and bathroom units. Big walk in shower with rain head.

Outside

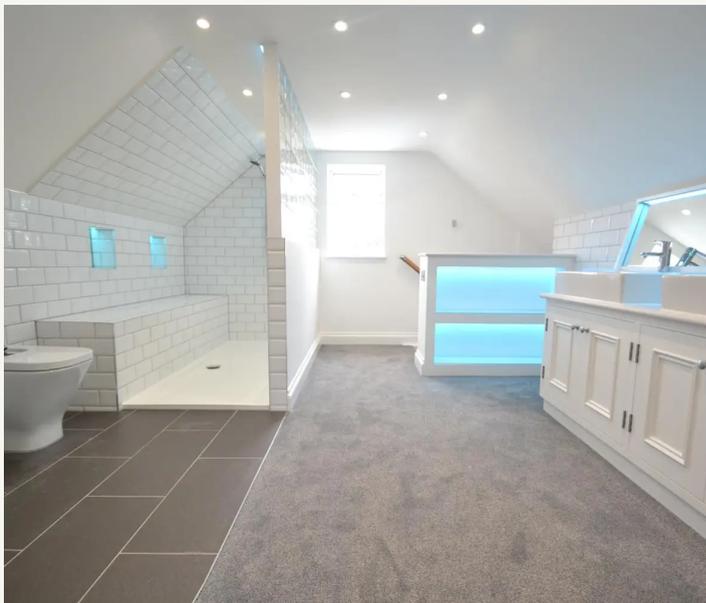
South facing garden mostly laid to lawn with mature hedge borders. Gravelled areas to side and rear great for clothes drying.

Parking

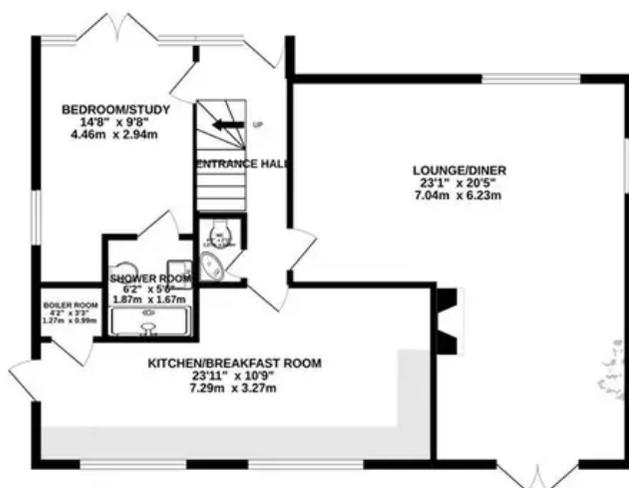
Gravel and tarmac parking for up to 8 cars. Ample space for garage and / or sheds.

Services

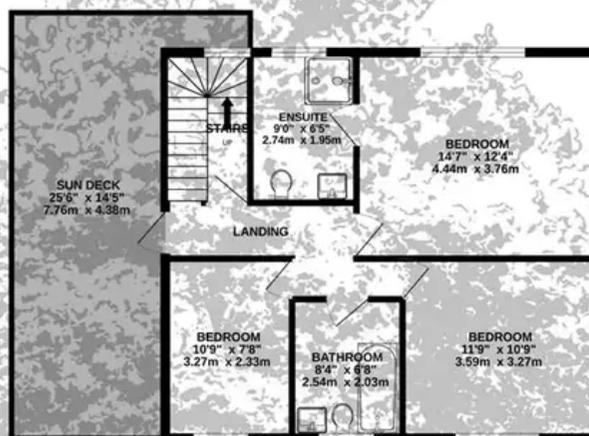
All mains (no gas) Oil fired central heating and full double glazing. LED lighting throughout.



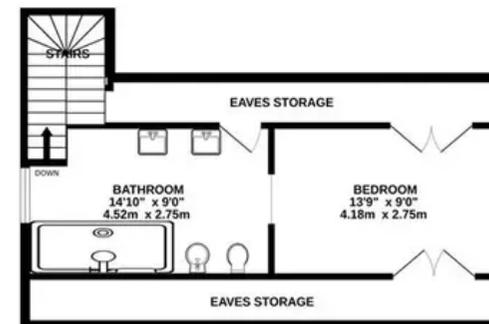
GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.3 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.

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