



St David, La Petite Route Des Mielles, St. Brelade

Guide Price **£1,750,000**

BROADLANDS

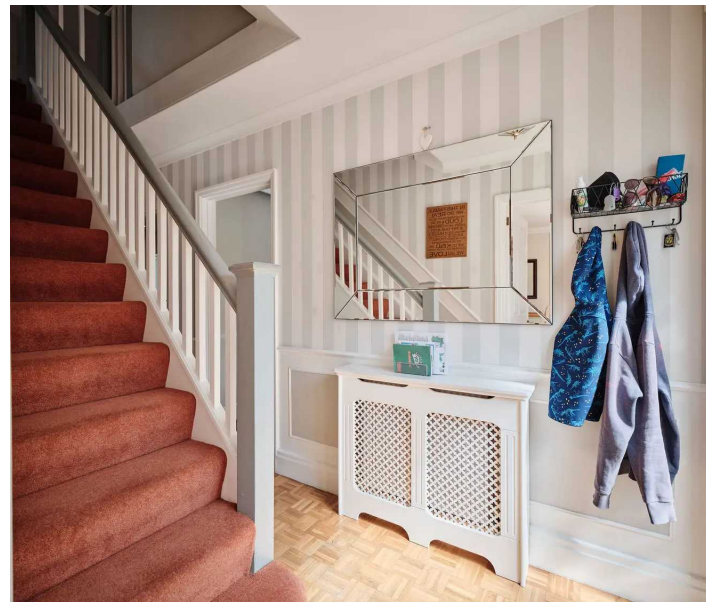
FINDING YOU A HOME SINCE 1972

St David, La Petite Route Des Mielles

St. Brelade, Jersey

Located two houses along from the Elephant Park and Railway Walk.

- Fantastic 2 generation property
- Large and private plot of 9,500 sq.ft
- South-West facing garden with a heated pool and pool house
- Double tandem garage and gated entrance
- Flexible living arrangements to suit
- Hugely popular location with families
- Secure and flat garden with ability to divide areas
- Contact Charlie Smith 07700 348 421 / charlie@broadlandsjersey.com
- No onward chain



St David, La Petite Route Des Mielles

St. Brelade, Jersey

Simply the best location for family living on the island!

Approached through double gates, this fantastic two generation property offers two separate, yet inter-connected homes within the same property. Embrace a multi-generational lifestyle, have a home with income (renting out either the house or annexe which has previously achieved a rental of £2,130pm) or open into one large home, the flexibility is yours. The main house consists of a large dual aspect living room, a family kitchen with breakfast area overlooking garden and separate dining room, along with a family bathroom and utility. On the first floor there is a principal en-suite bedroom with fitted wardrobes, a second spacious double bedroom and a single bedroom with a house bathroom. The attached annexe, with its own front door, offers accommodation on one level, with a large eat-in kitchen/diner to the front, separate living room with French doors leading into garden, two bedrooms and two bathrooms, plus two optional parking spaces. A vast South-West facing low maintenance garden with a heated swimming pool and pool-house tops it all, this garden is perfect for alfresco living for all the family. There is a double tandem garage with an electric door and storage area above, plus an external covered storage area perfect for bikes & paddleboards. Situated only moments from the Railway Walk and bordering the Pont Marquet Country Park. This home is perfectly located for primary and secondary schools, a regular bus route, golf clubs, bays and nearby beaches, local amenities, Les Quennevais sports centre and the Elephant park. No onward chain.





Living

Multiple living spaces can be arranged to suit your families requirements.

Sleeping

Main House: On the 1st floor there is a premiere double bedroom with ensuite, a second large double bedroom, a single bedroom and house bathroom. The dining room is currently being used as a large double bedroom, as it has access to the ground floor shower and bathroom, so is flexible to suit. Annex: 1 double bedroom and 1 single bedroom close to house bathroom, with another house bathroom and utility in between the 2 living areas

Outside

The front entrance is paved for parking with mature trees lining boundary. The back garden is magic, an enclosed large private garden, with plenty of places to sit in the sunshine. Flat throughout with mature planter beds, the garden is large and could be divisible if preferred to give the unit it's own garden. Swimming Pool and Hot Tub are both in excellent working order - kids love running between big pool and hot tub!

Parking & Garage

Tandem double garage with an electric door and storage area above, plus an external covered storage area perfect for bikes & paddleboards. Driveway parking for 5 cars comfortably out the front, with another in the driveway down the side.

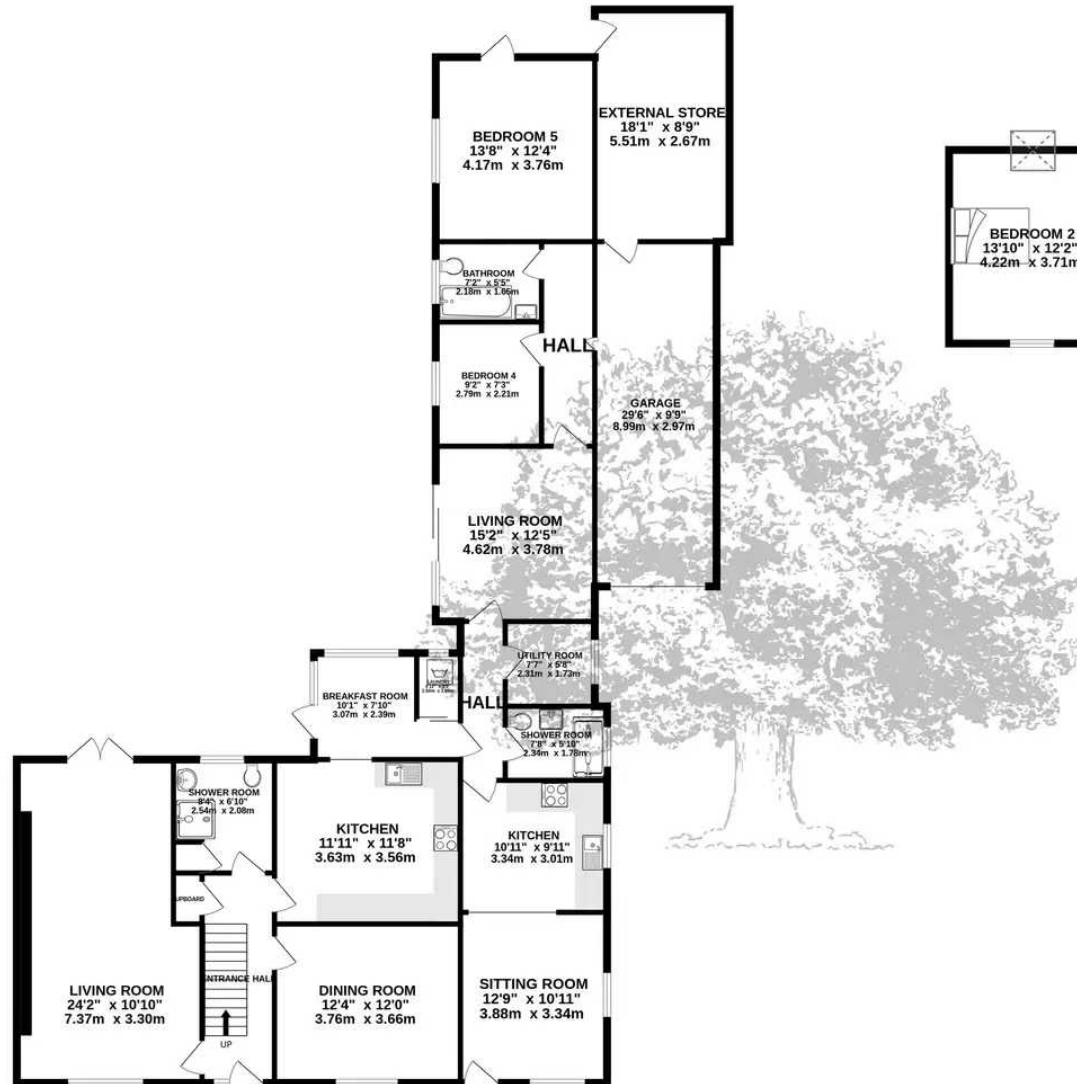
Services

All mains services, excluding gas. Double glazed throughout (except for double doors off main house lounge and a couple of small windows in annex). Heating and hot water is electric; programmable per room by time/day. (Oil-fired boiler and plumbing in place if prefer to revert to central heating.) Hot tub is electric and Pool is heated by electric air source heat pump (good for efficiency). both in excellent working order. Annex is wired electrically to be completely separate from main house (and on a separate JEC account). Was recently rented out at £2,130/month.

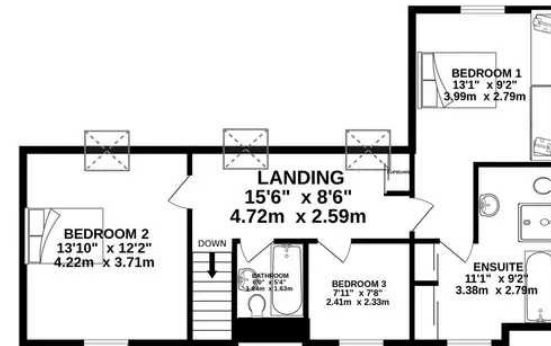




GROUND FLOOR
2157 sq.ft. (200.4 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 2840 sq.ft. (263.8 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 Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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