



Orchard View, Haute Tombette La Rue De La Grosse Epine, St. 1 **BROADLANDS**

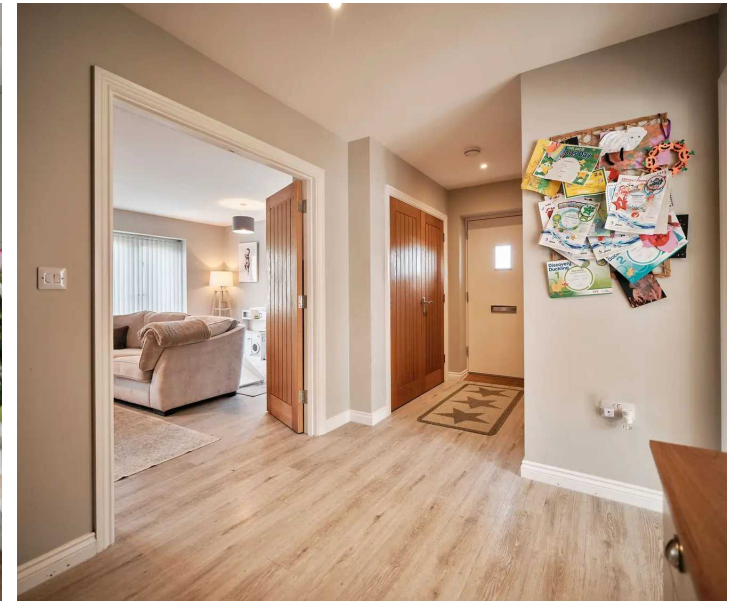
Asking Price **£975,000**

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Orchard View, Haute Tombette La Rue De La Grosse Epine

Great mix of modern day living and character

- Country family home
- Built 2020
- Quiet rural location
- Top finish
- Relaxing living room
- Fully fitted eat in kitchen - great family room
- Two bathrooms
- Gardens front and rear
- Garage and three parking spaces
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



Orchard View, Haute Tombette La Rue De La Grosse Epine

Great mix of modern day living and character

A charming bucolic family house built in 2020 boasting a top-tier finish throughout.

The accommodation comprises spacious entrance hall, relaxing living room - with doors to rear garden - fully fitted kitchen/family room - with plenty of space for family gatherings - cloakroom, three double bedrooms and two bathrooms.

As the house has gardens to the front and rear you can follow the sun, so plenty of space for alfresco dining and playing outside. To the front is a single garage and three designated parking spaces.

This house provides all the benefits of a modern build yet has character in abundance.





Living

Welcoming hallway with doors to reception rooms and cloakroom. Nineteen foot living room with double doors to rear garden. Similar size kitchen/family room with integrated appliances including double oven, hob, extractor, fridge/freezer and dishwasher. Plenty of space for a large dining table and chairs. , kitchen/family room and cloakroom. Double doors to front garden. Cloakroom with two piece suite. Utility room on first floor.

Sleeping

Main double bedroom with en-suite shower room and fitted wardrobe. Two further bedrooms both with fitted wardrobes. House bathroom with three piece suite comprising bath, basin and WC.

Outside

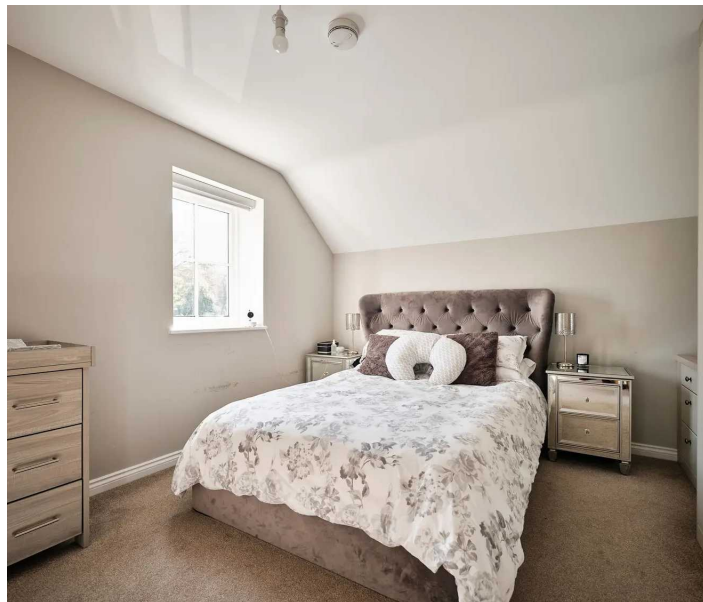
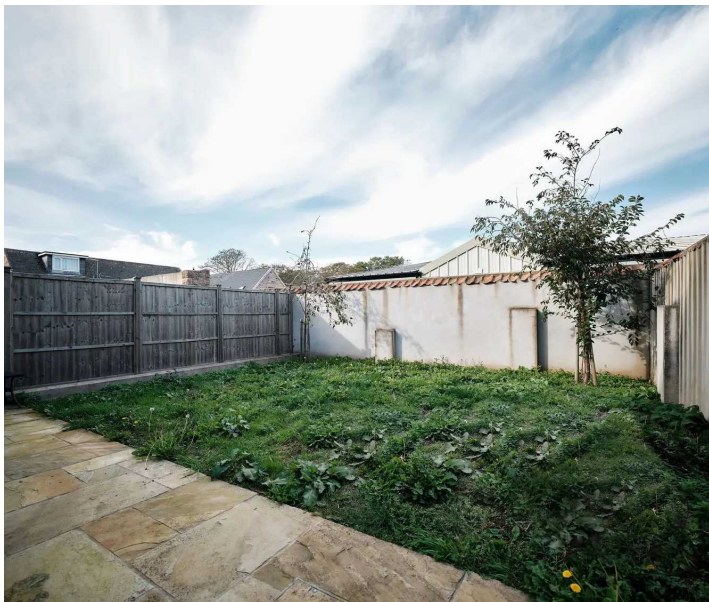
Sunny gardens to front and rear mostly laid to lawn. Single garage and three designated parking spaces.

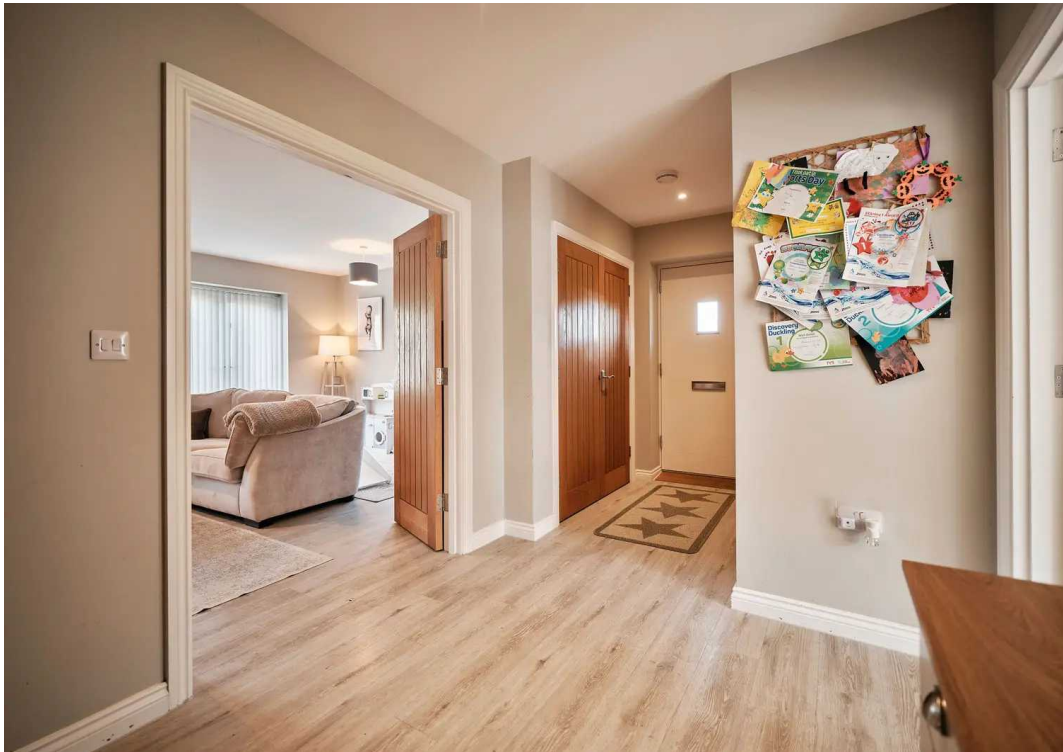
Services

Mains water and tight tank. Dimplex heat pump cylinder. Underfloor heating throughout.

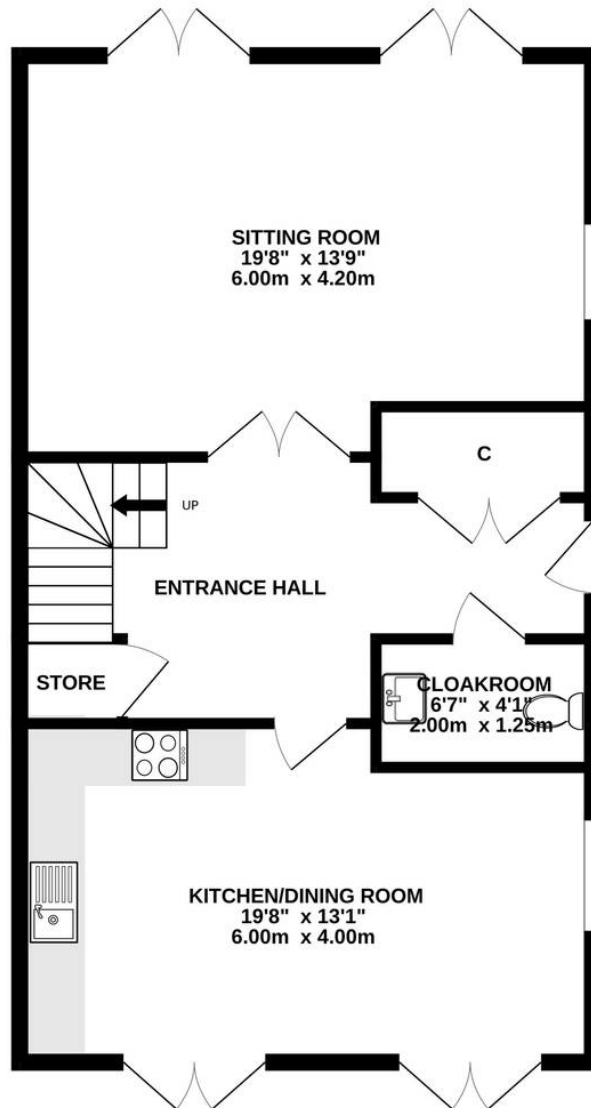
Education

The house is in the catchment area for St Mary Primary and Les Quennevais Secondary Schools.

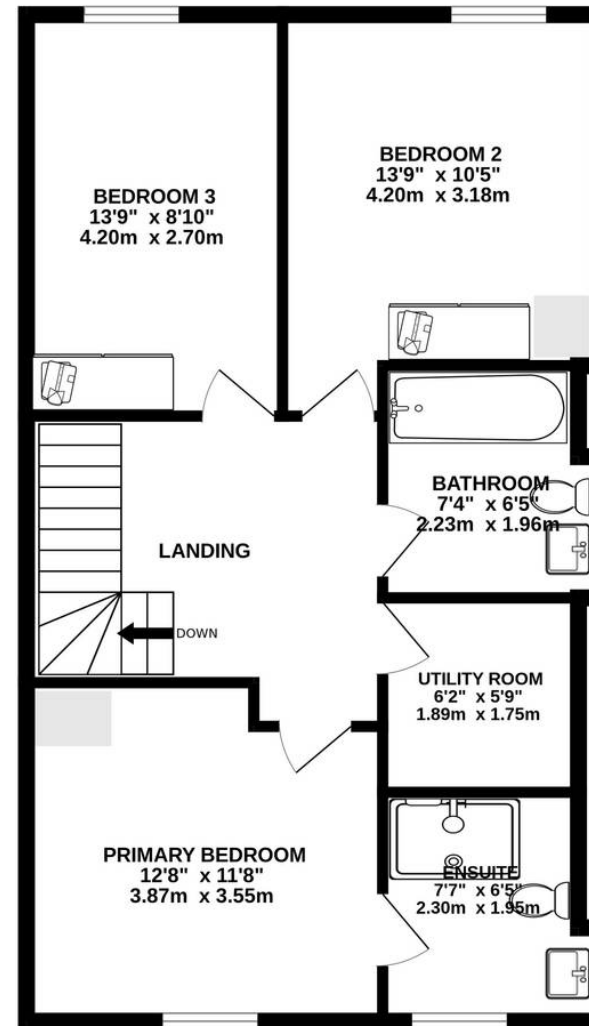




GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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