



Clos du Manoir, La Route du Manoir, St Peter

Prices From **£965,000**

BROADLANDS

FINDING YOU A HOME SINCE 1972

Clos du Manoir, La Route du Manoir

St Peter

- Brand new development of 11 homes
- Rural location moments from the village
- Choice of 3 or 4 bedrooms
- All have garages
- Very high specification
- Prices from £965,000 to £1,350,000
- Call Nigel Hurst on 07797718233 to arrange a viewing



Clos du Manoir, La Route du Manoir

, St Peter

A brand new high quality development of 11 family homes. The location is second to none with all the facilities of St Peter's Village on your doorstep. Vehicular access is off La Route du Manoir, plus a delightful pedestrian walkway takes you, traffic free, to the shops and pubs. Subtle courtyard lighting guides you in and out of this unique village setting.

Soon to be installed by the entrance is a wonderful sculpture commissioned by local artist Nick Romeril.

All units have high specifications, all have their own garage and additional parking plus a communal bike shed.





Specification, all units

Bathrooms and cloakrooms fully tiled Shaker style quality soft close kitchen units with Carrera composite worktops
Integrated Neff appliances featuring : Induction hob Extractor fan Single oven Combination microwave oven Dishwasher
Washer/dryer Fridge/freezer Ground floor 'driftwood' engineered wooden flooring throughout Woollen carpet to first floor and stairs 45mm solid doors throughout Aluminium double-glazed windows Insulated loft with hatch

Unit 1

Entrance hall, cloakroom, lounge diner with 2 sets of double doors on to garden. First floor 3 bedrooms, 2 bathrooms with main bedroom being en suite. Attached garage plus further parking for 2 cars. Asking £1,100,000

Units 2 and 9

Entrance hall, cloakroom, open plan kitchen / diner/living room with breakfast bar, 2 sets of double doors to garden. First floor 3 bedrooms 2 bathrooms with the main bedroom en suite. Asking £965,000

Units 3 and 10

Entrance hall, cloakroom, open plan kitchen / diner/living room with breakfast bar, 2 sets of double doors to garden. First floor 3 bedrooms 2 bathrooms with the main bedroom en suite. Asking £965,000

Unit 4

Entrance hall, cloakroom, open plan kitchen / diner/living room with breakfast bar, 2 sets of double doors to garden. First floor 3 bedrooms 2 bathrooms with the main bedroom en suite. Asking £995,000





Units 5 and 8

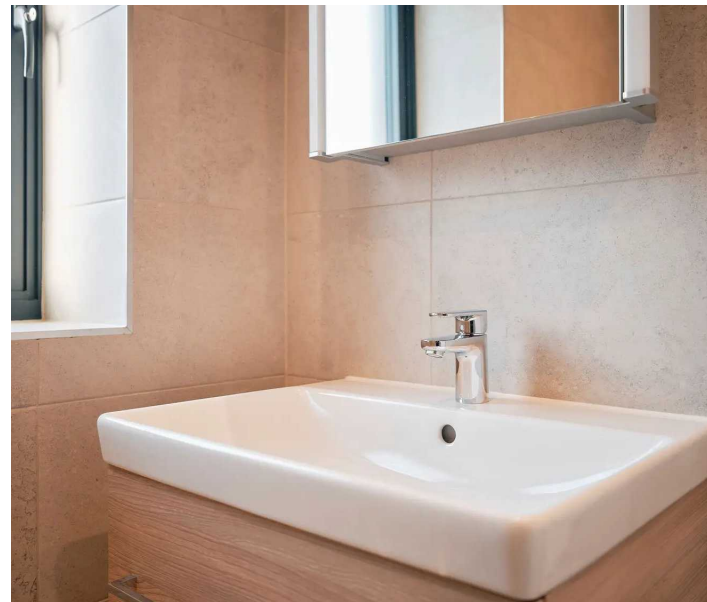
Corner units with larger gardens. Entrance hall, cloakroom, separate kitchen with breakfast bar, double doors to diner/living room , 3 sets of double doors to garden. First floor 3 bedrooms 2 bathrooms with the main bedroom en suite. Asking £1,150,000

Units 6 and 7

The largest on the development both with garage plus integral carport. Entrance hall, cloakroom, separate kitchen with breakfast bar, double doors to diner/living room , 3 sets of double doors to garden. First floor 4 bedrooms 2 bathrooms with the main bedroom en suite. The roof space is designed with trusses to enable an easy attic conversion (subject to planning) Sketches are available to view showing the staircase continuing up from the landing without losing a room at first floor level. Asking £1,350,000

Services

Heating & Hot Water ; Electric boiler operating wet underfloor heating to ground floor and water fed radiators to first floor. First floor bathrooms have electric underfloor heating and electric towel rails. Mains drains and water. No gas.





Specification, all units

Bathrooms and cloakrooms fully tiled. Shaker style quality soft close kitchen units with Carrera composite worktops. Integrated Neff appliances featuring : Induction hob Extractor fan Single oven Combination microwave oven Dishwasher Washer/dryer Fridge/freezer Ground floor 'driftwood' engineered wooden flooring throughout Woollen carpet to first floor and stairs 45mm solid doors throughout Aluminium double-glazed windows Insulated loft with hatch

Unit 1

Entrance hall, cloakroom, lounge diner with 2 sets of double doors on to garden. First floor 3 bedrooms, 2 bathrooms with main bedroom being en suite. Attached garage plus further parking for 2 cars. Asking £1,100,000

Units 2 and 9

Entrance hall, cloakroom, open plan kitchen / diner/living room with breakfast bar, 2 sets of double doors to garden. First floor 3 bedrooms 2 bathrooms with the main bedroom en suite. Garage plus further parking for 2 cars. Asking £965,000

Units 3 and 10

Entrance hall, cloakroom, open plan kitchen / diner/living room with breakfast bar, 2 sets of double doors to garden. First floor 3 bedrooms 2 bathrooms with the main bedroom en suite. Garage plus further parking for 2 cars. Asking £965,000

Unit 4

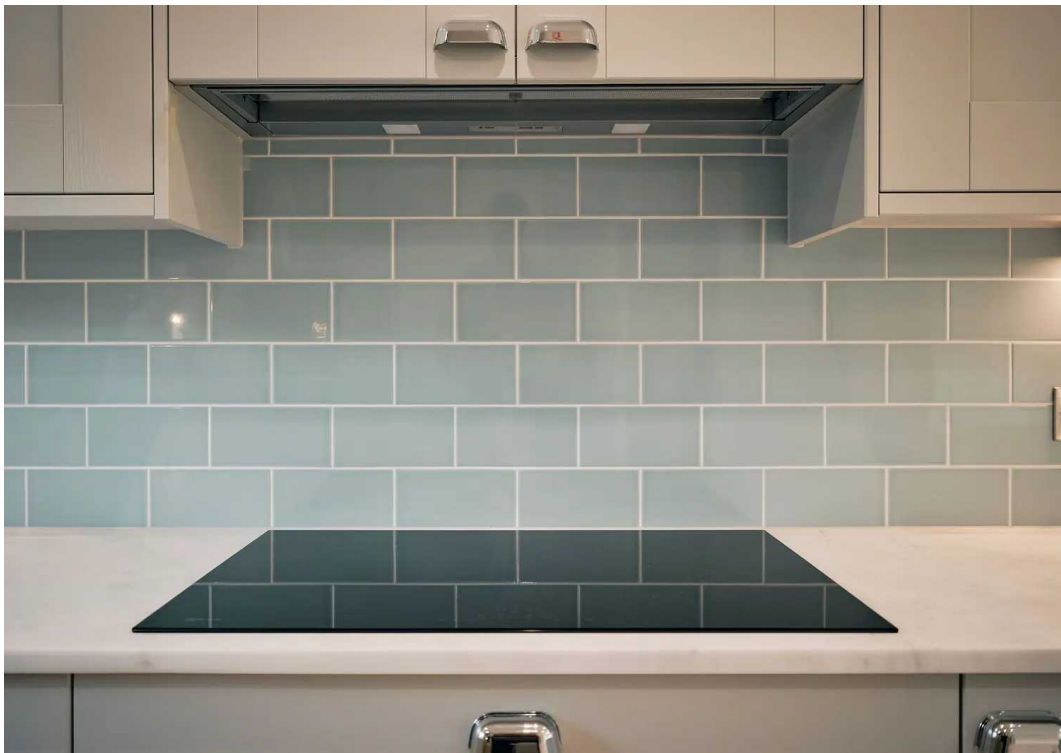
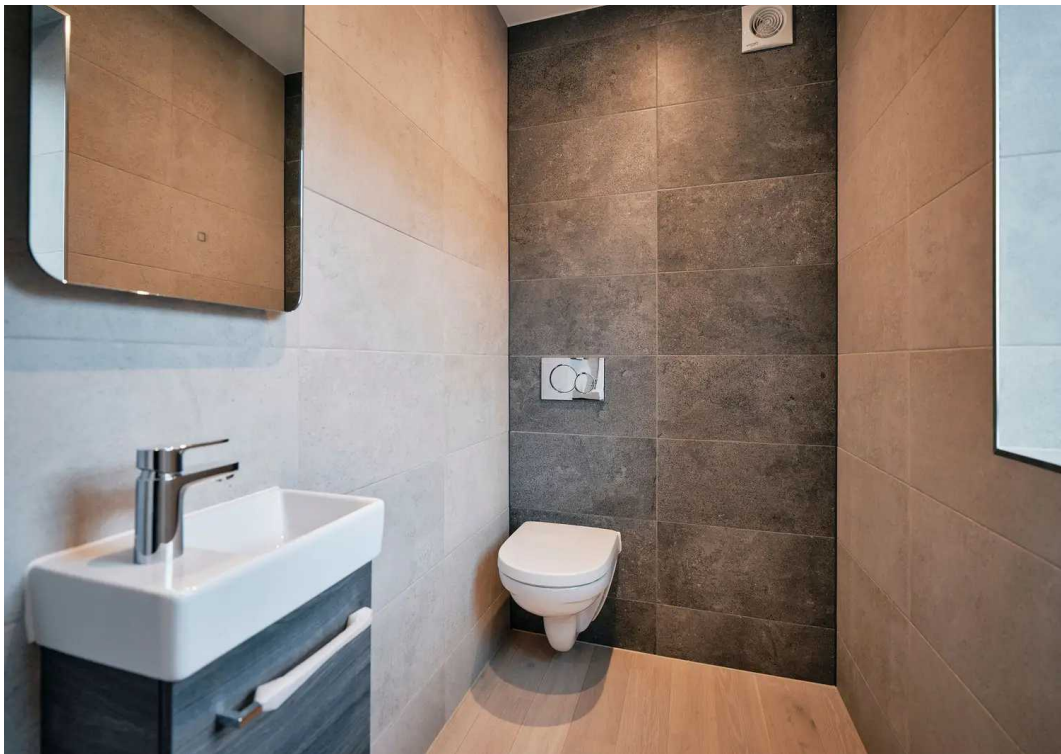
Entrance hall, cloakroom, open plan kitchen / diner/living room with breakfast bar, 2 sets of double doors to garden. First floor 3 bedrooms 2 bathrooms with the main bedroom en suite. Garage plus further parking for 2 cars. Asking £995,000

Units 5 and 8

Corner units with larger gardens. Entrance hall, cloakroom, separate kitchen with breakfast bar, double doors to diner/living room , 3 sets of double doors to garden. First floor 3 bedrooms 2 bathrooms with the main bedroom en suite. Garage plus further parking for 2 cars. Asking £1,150,000

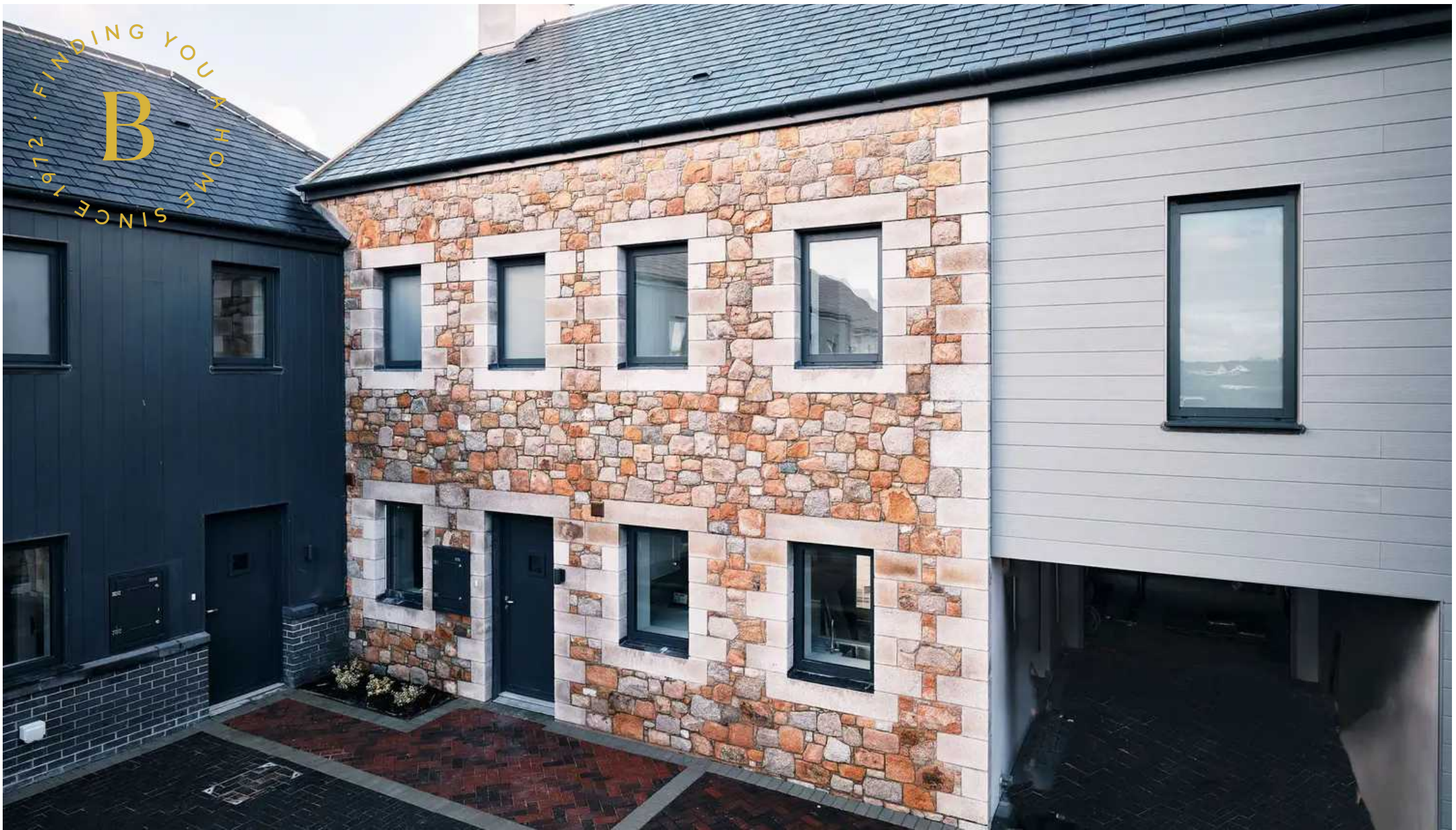
Units 6 and 7

The largest on the development both with garage plus integral carport and parking for a further 2 cars. Entrance hall, cloakroom, separate kitchen with breakfast bar, double doors



A stone wall with a plaque that reads "CLOS DU MANOIR". The wall is constructed from irregular, reddish-brown stones. The plaque is a large, rectangular, light-colored stone block with the text "CLOS DU MANOIR" engraved in a dark, serif font. The wall is set against a background of dark green foliage. The foreground shows a paved area with large, light-colored stone tiles.

CLOS DU
MANOIR



Broadlands

Broadlands Estates, Library Place - JE2 3NL

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

BROADLANDS

FINDING YOU A HOME SINCE 1972