



## Clos du Manoir, La Route du Manoir, St Peter

Prices From **£875,000**

# 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
- Incentives available for early completion
- 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 £995,000

### **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 £875,000

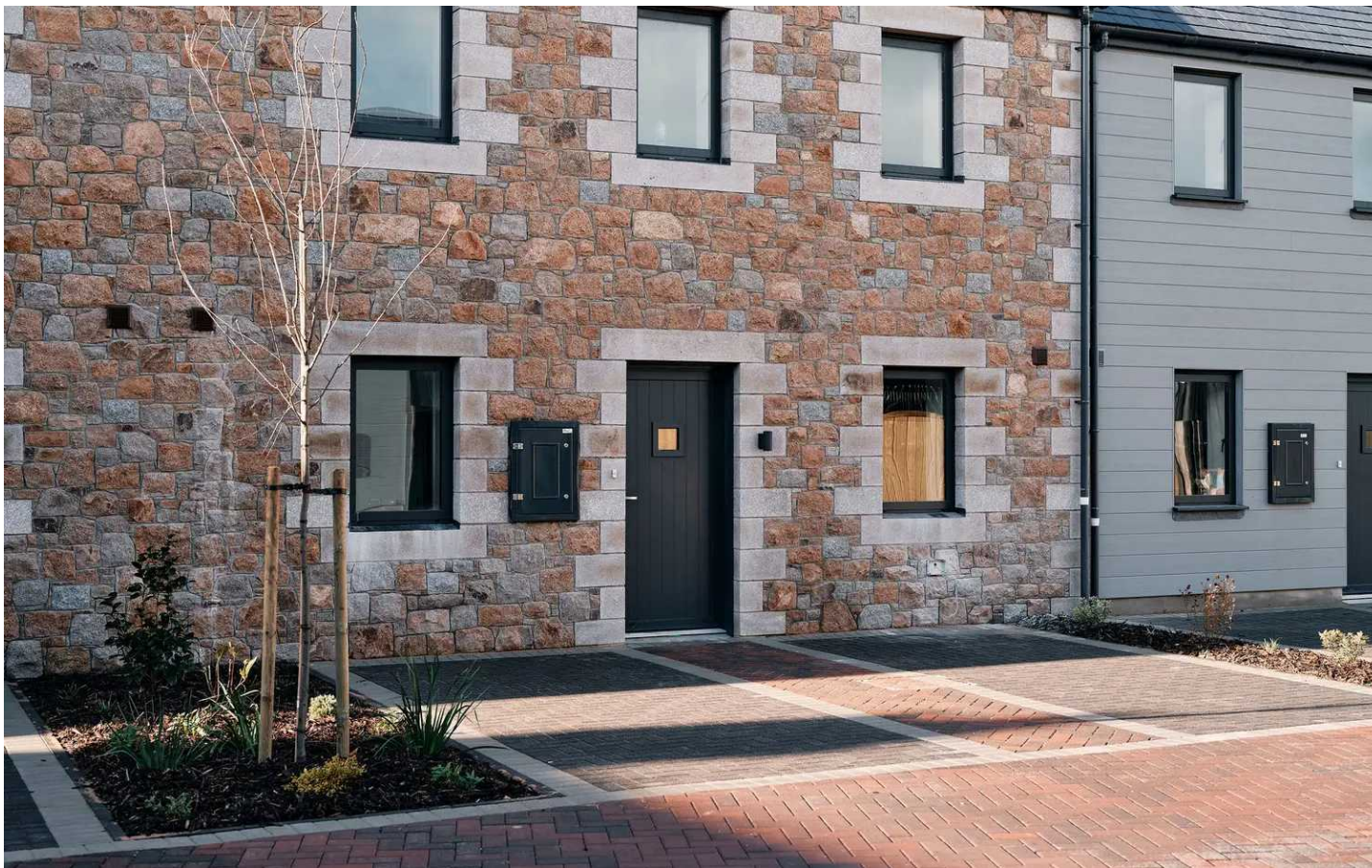
### **Units 3 and 10**

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 £875,000

### **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 £895,000





### **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 £1,050,000

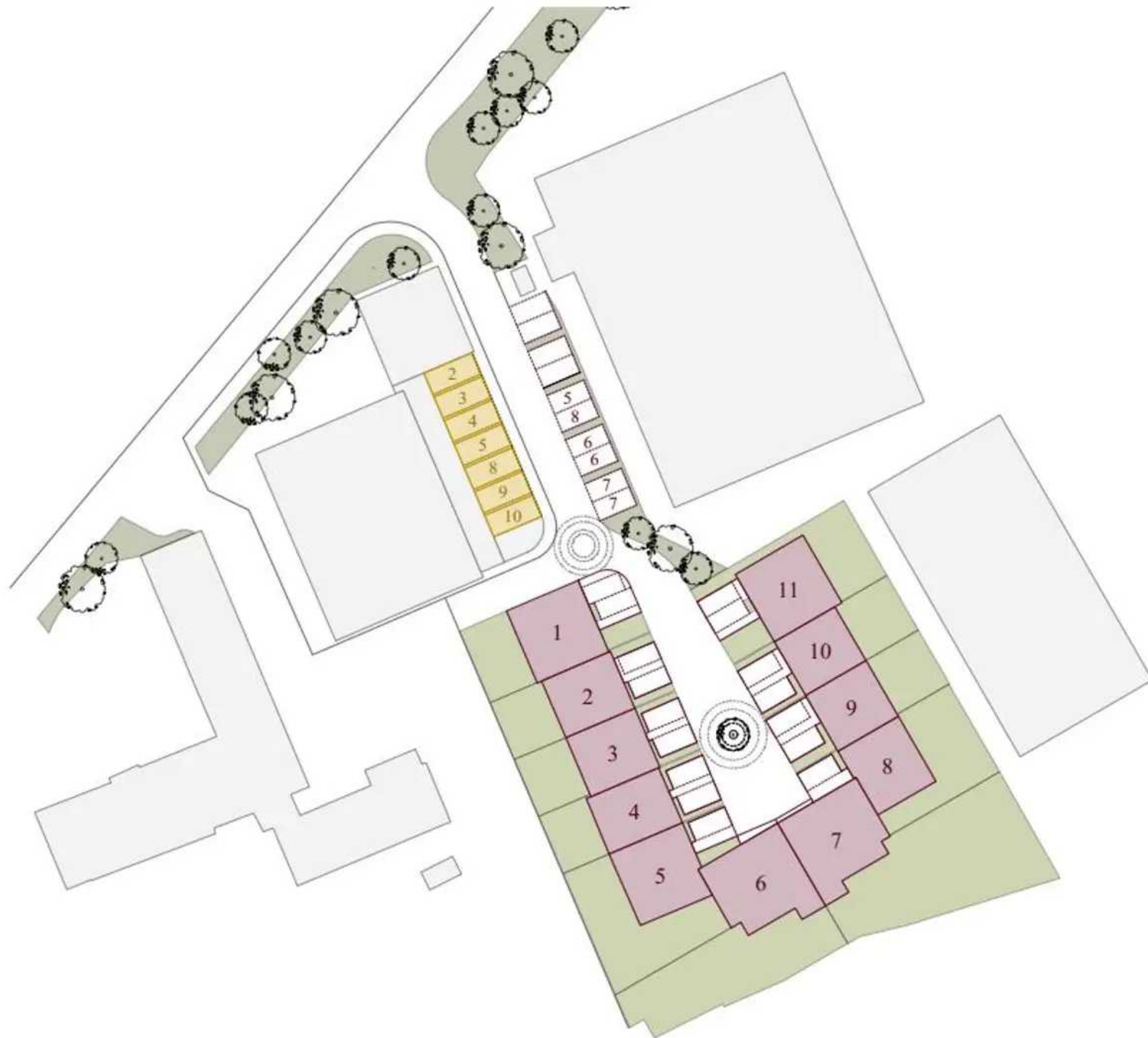
### **Units 6 and 7**

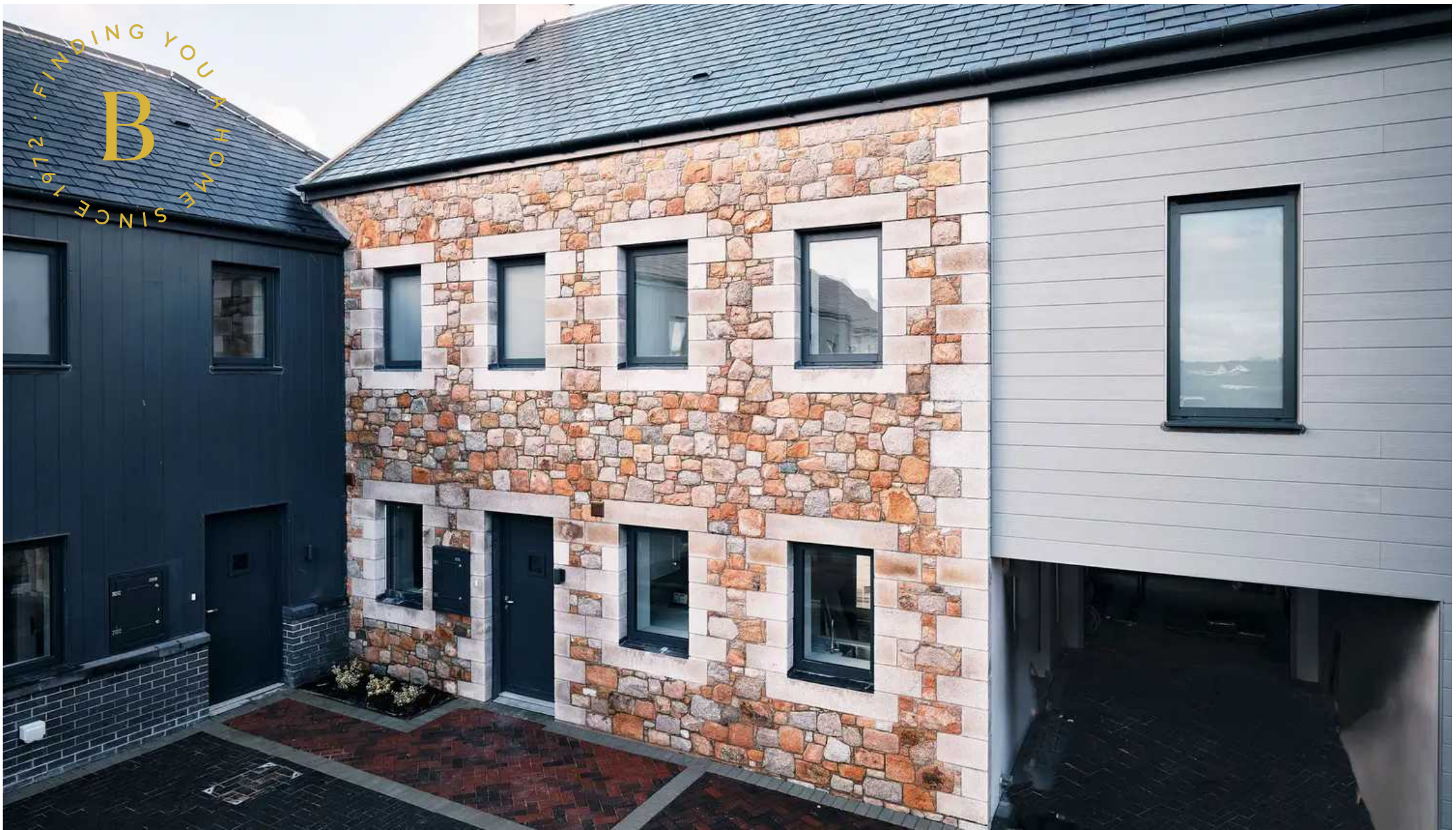
The largest on the development both with garage plus integral carport. Entrance hall, cloakroom, separate kitchen with breakfast bar, double doors to diner/living room , 3 sets of double doors to garden. First floor 4 bedrooms 2 bathrooms with the main bedroom en suite. The roof space is designed with 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 £1,250,000

### **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.







## Broadlands

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