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# B

**6 & 7 Clos Du Manoir, La Route du Manoir, St. Peter**  
**£1,150,000**

**BROADLANDS**  
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## 6 & 7 Clos Du Manoir, La Route du Manoir

### St Peter

- Brand new development of 11 homes
- Rural location moments from the village
- 4 beds 2 baths with space for attic conversion
- Integral garage and car port
- Very high specification
- Call Nigel Hurst on 07797718233 to arrange a viewing



## 6 & 7 Clos Du Manoir, La Route du Manoir

St. Peter, Jersey

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

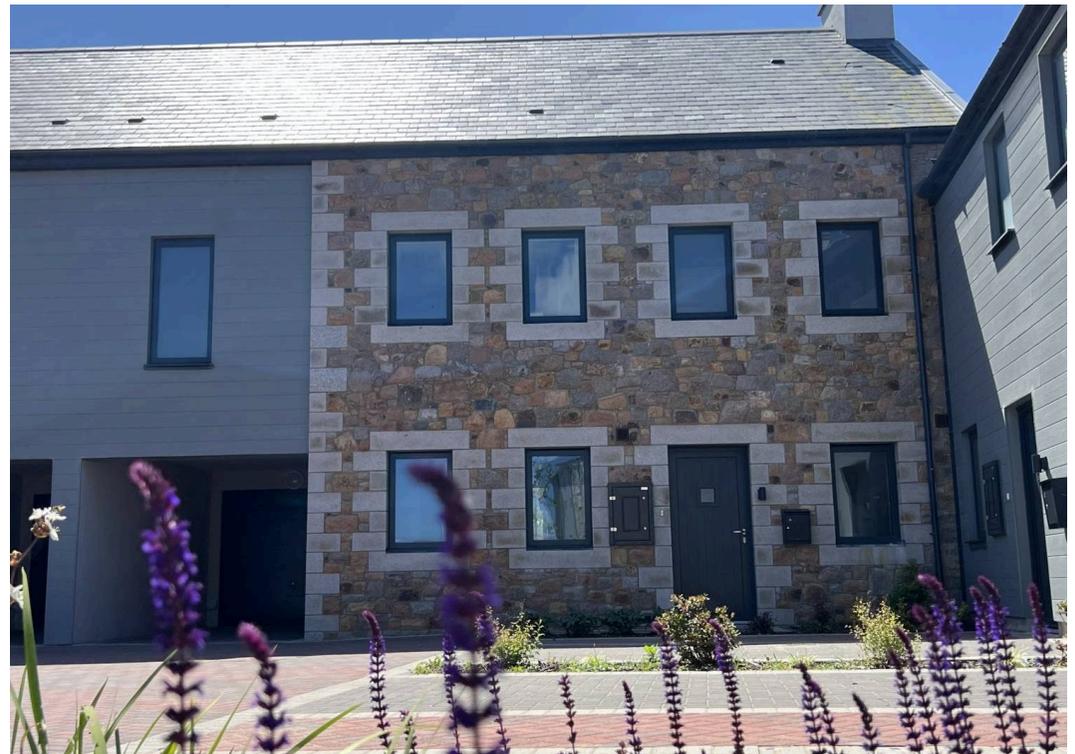
### **Units 6 and 7**

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 to diner/living room , Complete wall of bi-fold doors open up to the expansive South facing 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

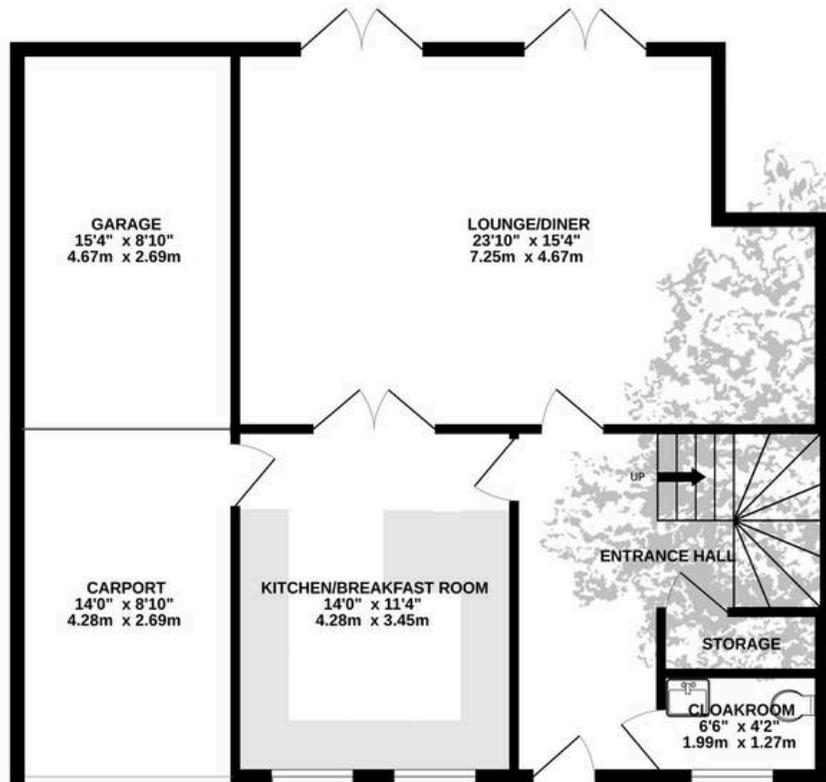
### **Services**

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.

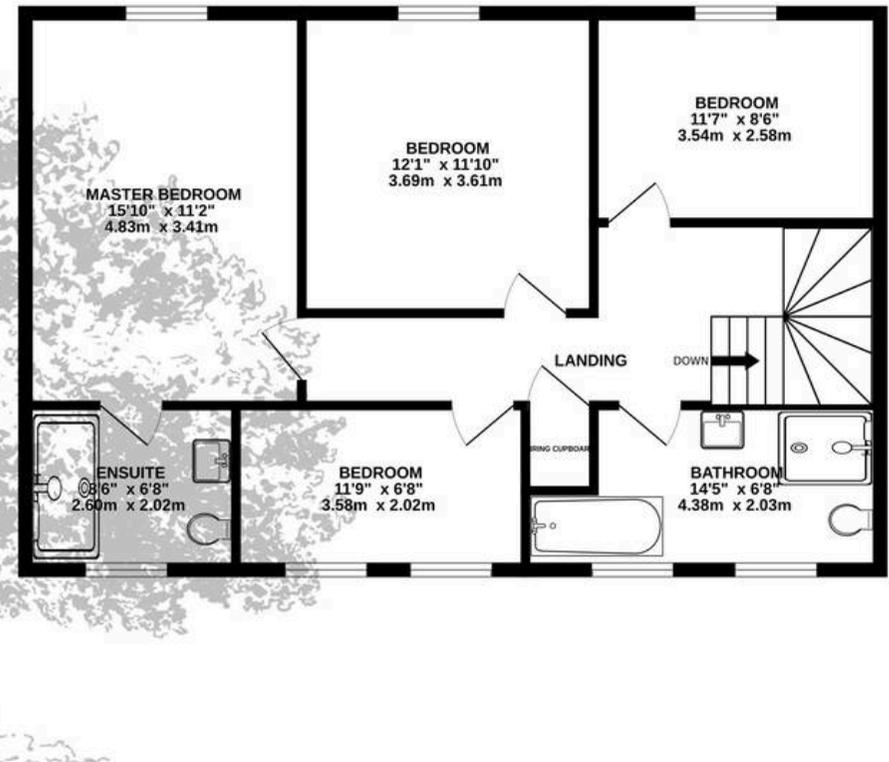




**GROUND FLOOR UNIT 6**  
980 sq.ft. (91.0 sq.m.) approx.



**1ST FLOOR UNIT 6**  
820 sq.ft. (76.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1800sq.ft. (167.2 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

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