



**Les Crevettes La Rue De Haut, St. Brelade**

Asking **£1,275,000**

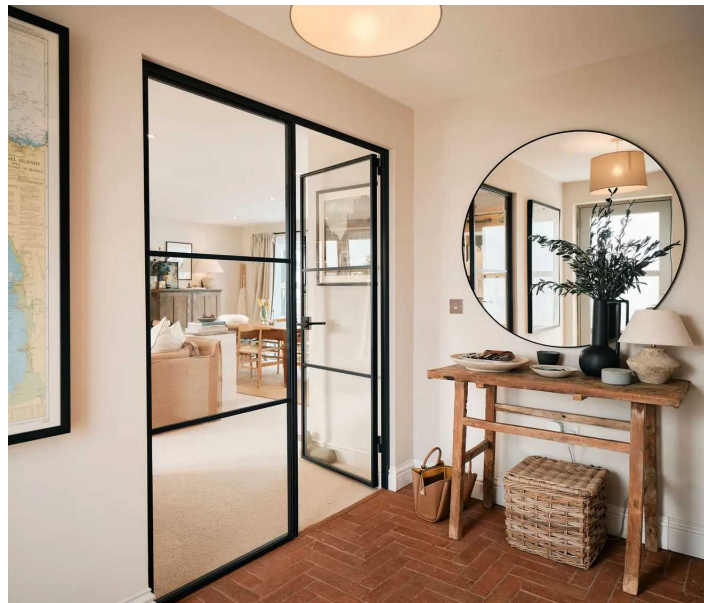
**BROADLANDS**

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# Les Crevettes La Rue De Haut St Brelade

- Beautifully updated 4 bed 3 bath / shower family home
- Study and utility
- Comfortable and stylish
- Underfloor heating on ground floor
- Enclosed garden to one side and courtyard to other
- Parking for 4 cars
- Top design
- Tranquil location
- Rural views over surrounding fields
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



## Les Crevettes La Rue De Haut St Brelade

Have you ever wondered what a house designed by an architect and an interior designer looks like? Well it looks like this!

As soon as you walk in, the clever design screams top design and comfort. Located in rural St Brelade - in a quiet clos overlooking fields - this beautifully finished family home has been fully upgraded by the current owners.

The accommodation comprises entrance hall, open plan living / dining / kitchen, conservatory, study, utility and shower / cloakroom on the ground floor. Upstairs are four bedrooms, two of which are ensuite.

Step outside and breathe in the fresh countryside air in your own private oasis. The outside space is perfect for entertaining or simply enjoying a sunny afternoon with loved ones.

Embrace the serene surroundings, listen to the birds chirping, and marvel at the beauty of nature right at your doorstep. Say goodbye to the hustle and bustle and hello to a peaceful retreat where you can truly unwind and recharge.







### **Living**

Welcoming hallway with feature brick flooring and full glass doors through to reception space comprising open plan living / dining room / kitchen. Living room with feature functional fireplace and double doors to garden. Dining area through to fully fitted kitchen with high and low level units and marble worktops / splashbacks. Integrated appliances include oven with gas hob, fridge / freezer, dishwasher and wine fridge. Versatile conservatory suitable for relaxing, dining or as a playroom.

### **Sleeping**

Main bedroom suite with fitted wardrobes, ensuite shower room and balcony. Second bedroom suite with ensuite bathroom and fitted wardrobes. Two further bedrooms and cloakroom.

### **Outside**

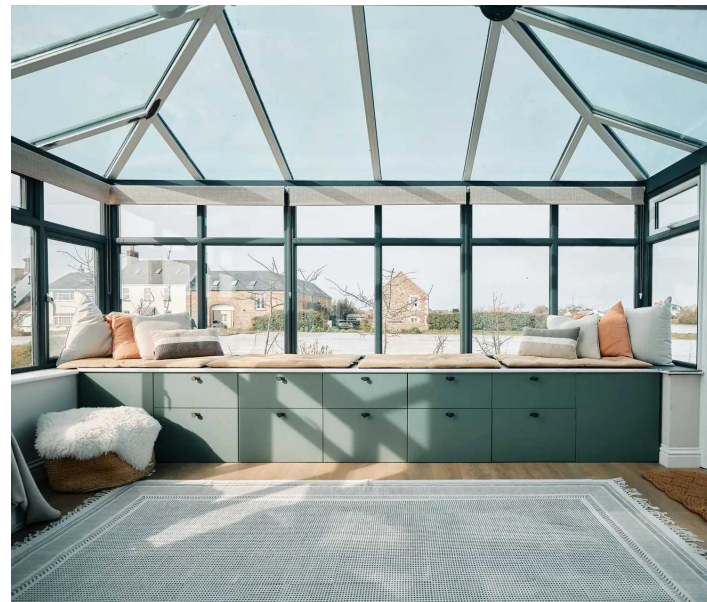
Lovely, secure garden mostly laid to lawn bordered by various trees and shrubs. Rear patio - with lovely views over surrounding fields - ideal for relaxing and dining. The outside space allows you to follow the sun, and benefits from magnificent sunsets. Parking for four cars to front.

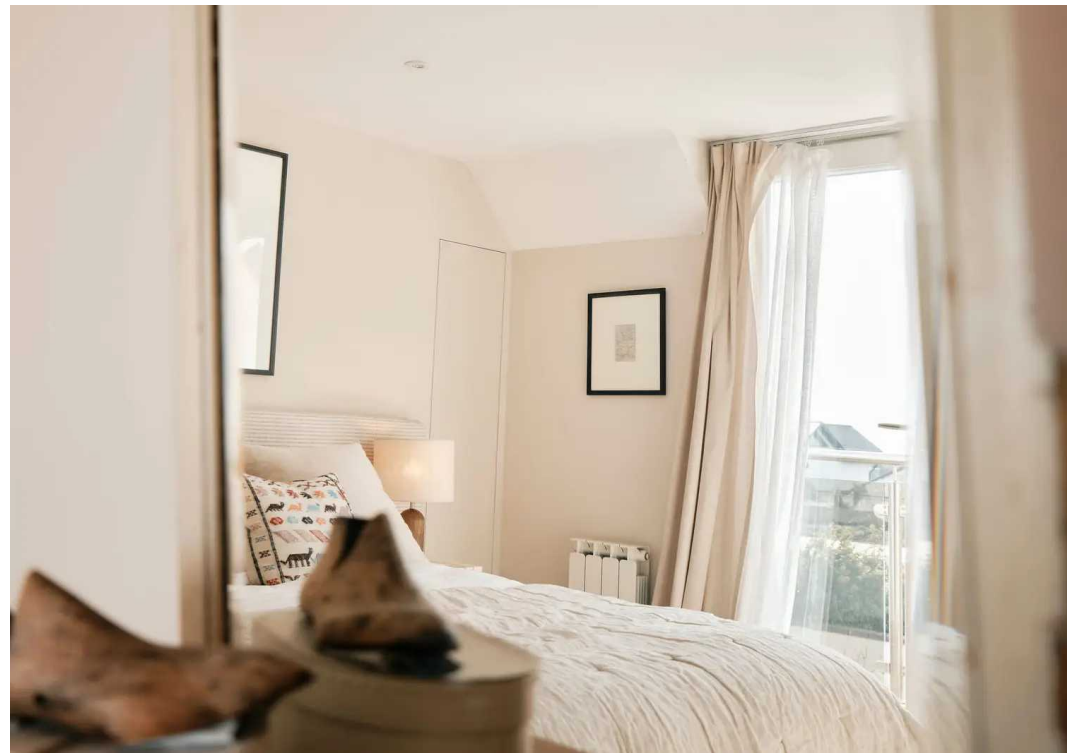
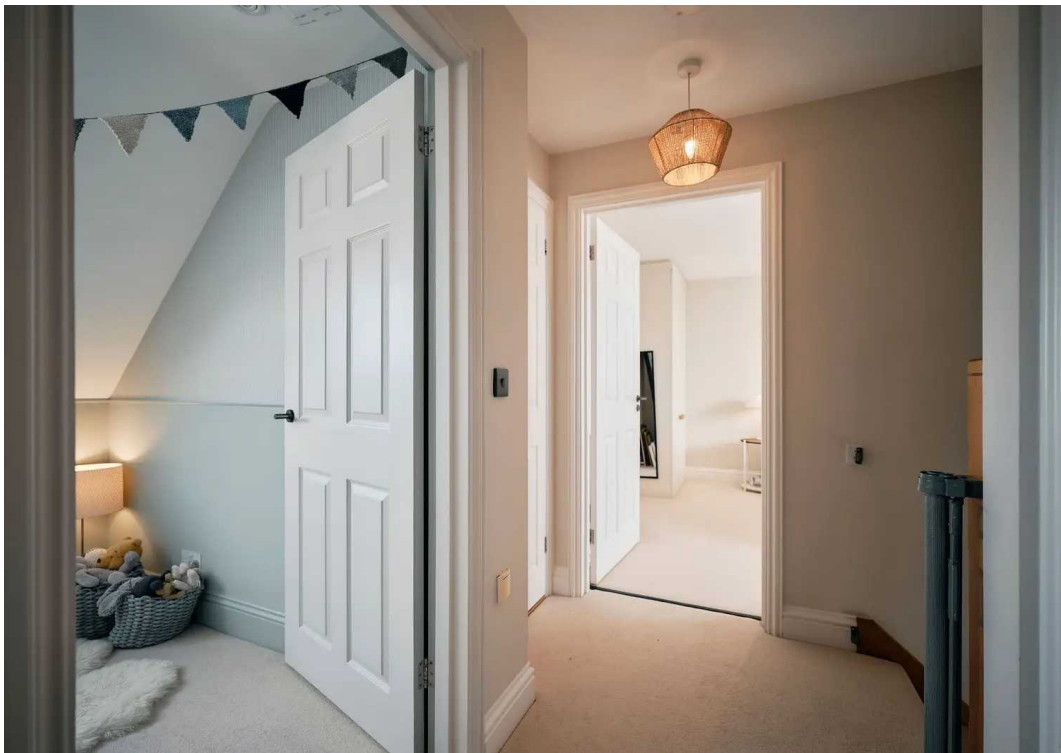
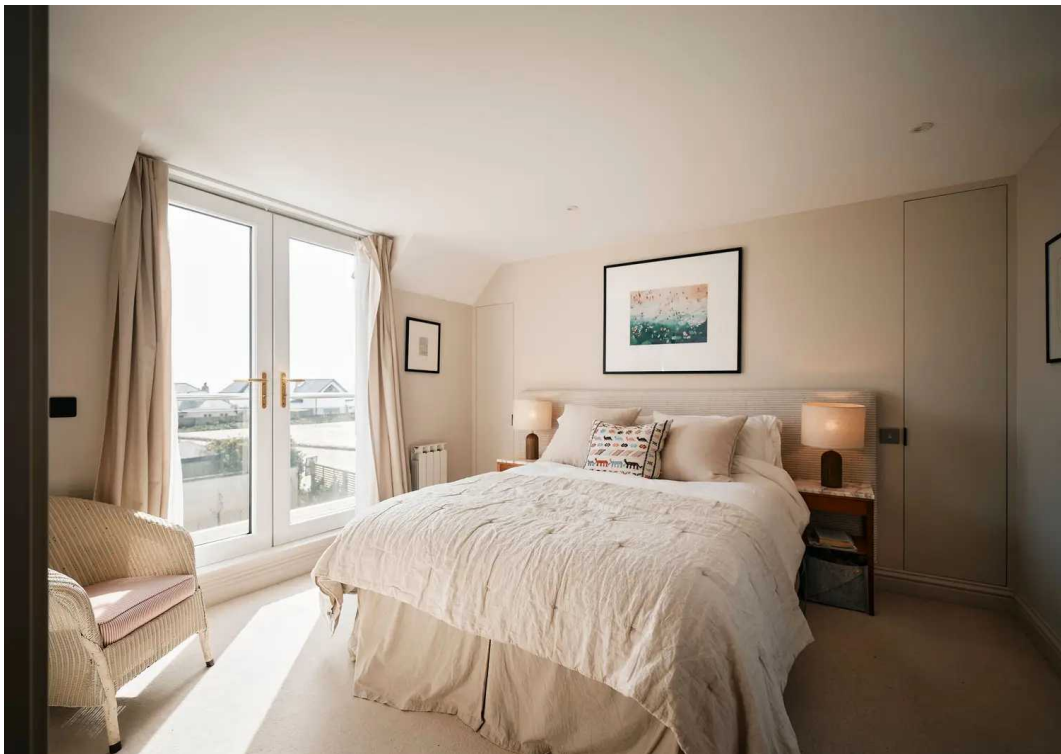
### **Services**

All mains excluding gas. OFCH. Underfloor heating on ground floor and radiators on first floor. Wired for satellite.

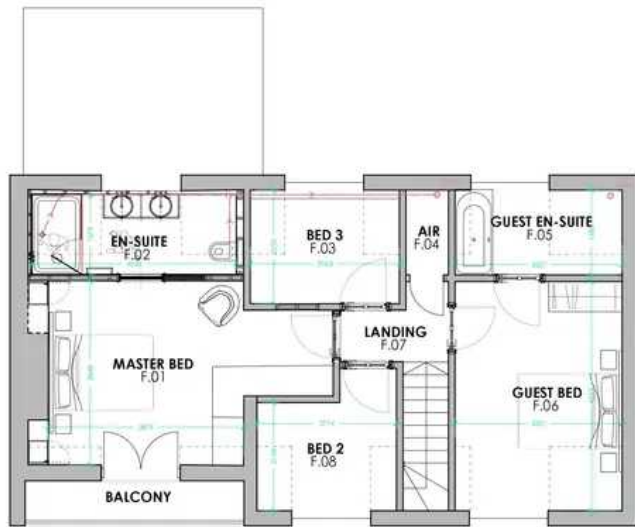
### **Education**

The house is in the catchment area for Mont Nicolle primary and Les Quennevais secondary schools.

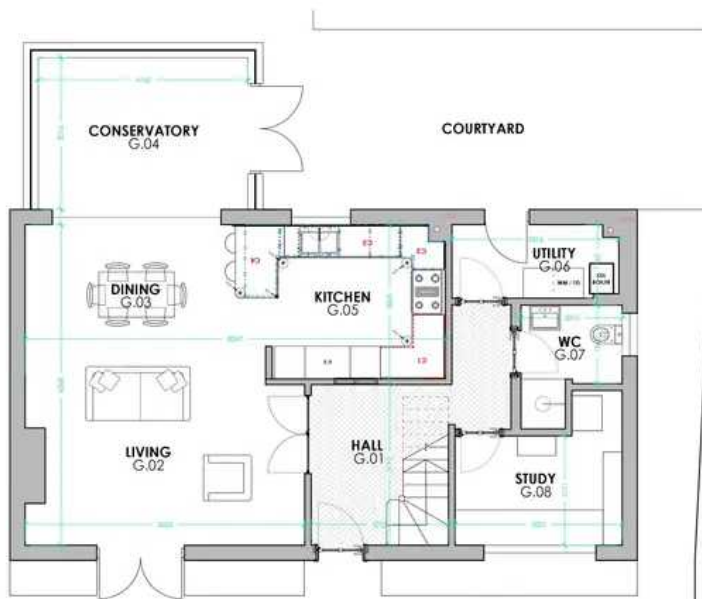




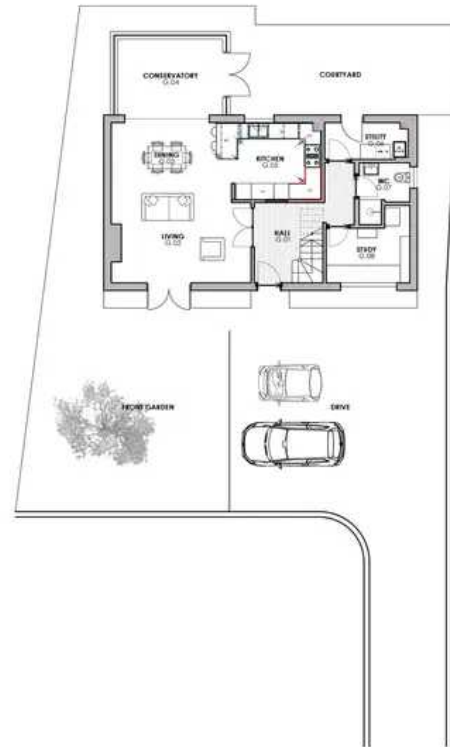




FIRST FLOOR  
SCALE 1:50



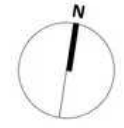
GROUND FLOOR  
SCALE 1:50



SITE PLAN  
SCALE 1:100

STAGE 5 - CONSTRUCTION

1. No alterations to be made from this drawing for construction purposes.
  2. The Designer is not responsible for construction after completion, should the contractor be responsible for the construction.
  3. The drawing should be reviewed for accuracy immediately before construction.
  4. All dimensions in millimeters.
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GROSS INTERNAL FLOOR AREA (GIFA)	
FIRST FLOOR	89 sqm / 742 sq ft
GROUND FLOOR	88 sqm / 751 sq ft
TOTAL	177 sqm / 1,493 sq ft
NOTE: ABOVE INCLUDES DRIVE AND PATIO	

REV	DATE	REASON FOR REVISION
01	21/02	ISSUE

REV	DATE	REASON FOR REVISION
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**LAYZELL ARCHITECTS**

PROJECT	485 CROFTERS, JERVEY, G.I.		
DRAWING TITLE	FLOOR PLANS, AS PREPARED		
JOB NO.	2102	DWG. NO.	002
DRAWN	WS	CHECKED	CH0039D
SCALE	1:50 / 1:100	PAPER SIZE	A1
DATE	1/10/2014	REVISION	—





## Broadlands

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