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**Prospect House, 12 Le Clos De Malershe, Le Mont Millais**

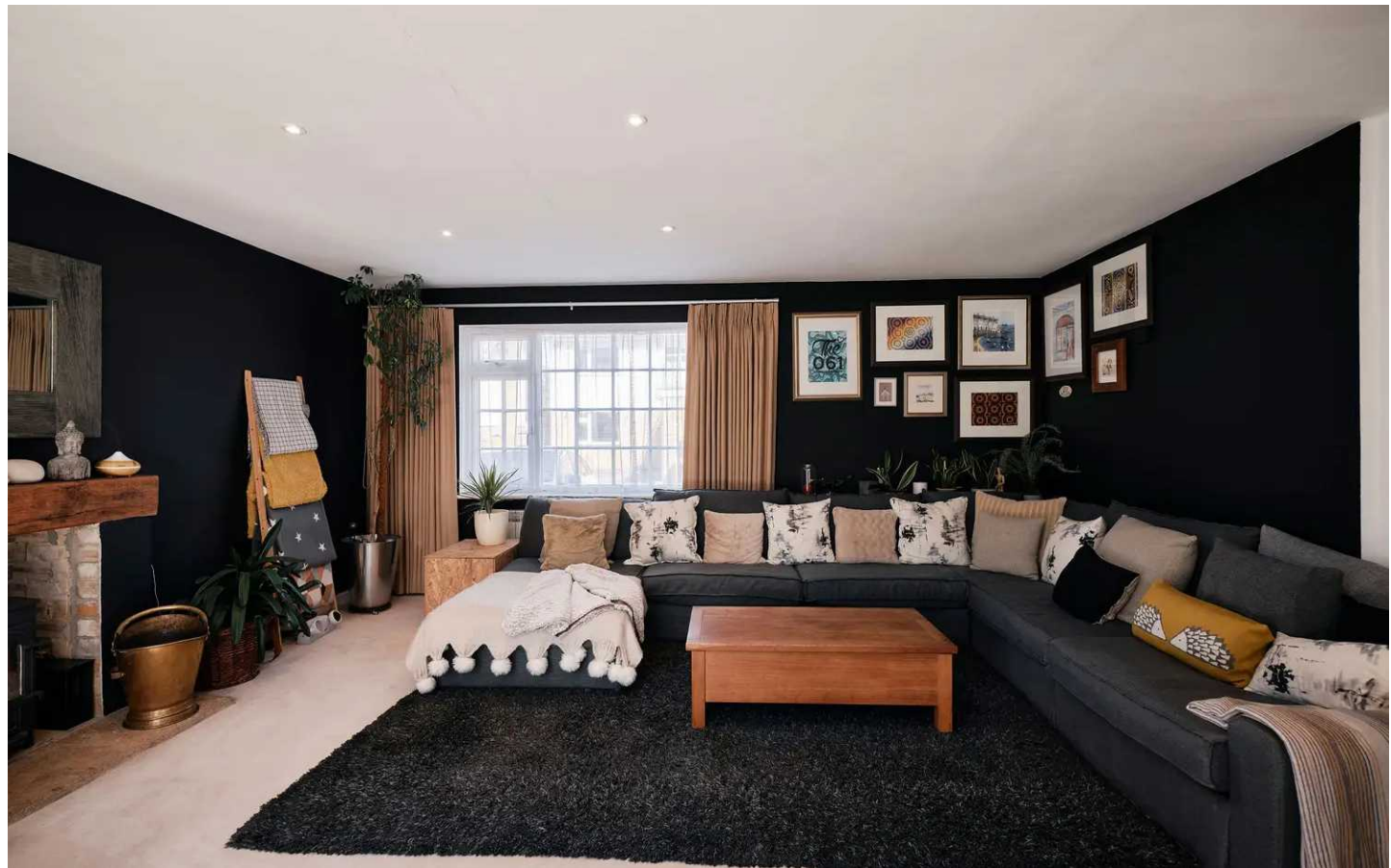
Asking **£1,300,000**

**BROADLANDS**

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# Prospect House, 12 Le Clos De Malershe

- Magnificent 5 double bed family home
- 19 foot living room
- Large kitchen / family room
- 27 foot games / hobby room
- Sunny wrap-around garden
- Double garage and plenty of parking
- Spacious and light
- Close to schools and colleges
- Kids will never be late for school again!
- Walk to town
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



## Prospect House, 12 Le Clos De Malershe

A well finished five double bed family home a short walk to schools and colleges.

At over 2,000 square feet the accommodation over two floors comprises entrance lobby, hallway, living room, kitchen / family room, games / hobby room. five bedrooms - one ensuite - house bathroom and cloakroom.

All rooms are spacious and the five bedrooms are all doubles. Outside a sunny wrap around garden is perfect for relaxing, dining and playtime.

A double garage with electric door supplements two further parking spaces.





### Living

Entrance lobby. Door to cloakroom with two piece suite. Spacious hallway with doors to living room and kitchen. Large storage cupboard. Stairs to first floor. Nineteen foot living room with multi fuel burner and double doors to garden. Kitchen / family room with breakfast bar and integrated Bosch appliances including hob, extractor, microwave combi, oven, fridge / freezer, dish washer and washer / dryer. 27 foot games / hobby room with doors to garden on two sides.

### Sleeping

Five double bedrooms - one ensuite - with fitted wardrobes and drawers. House bathroom with three piece suite comprising bath with shower over, basin and WC. Fully tiled walls and floor.

### Outside

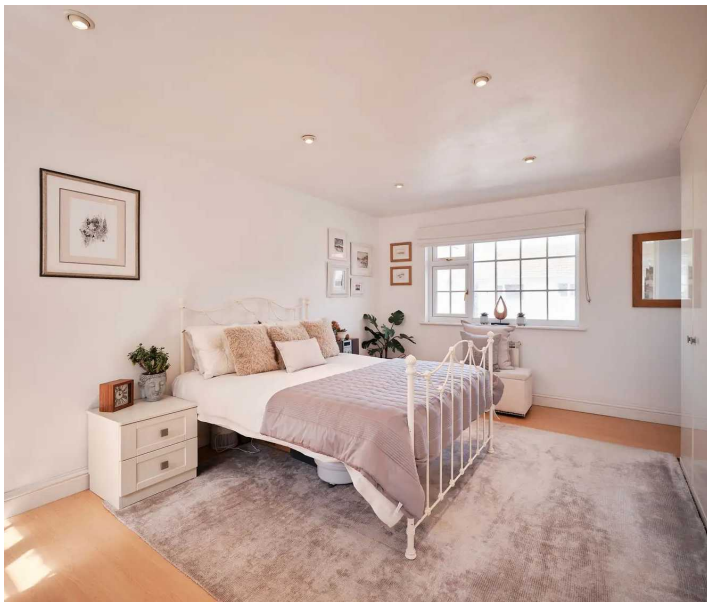
Sunny wrap-around garden mostly laid to lawn bordered by various trees and shrubs. Decked patio area to rear and gates to gravelled area to front. Double garage with electric garage door. Parking for two further cars to front.

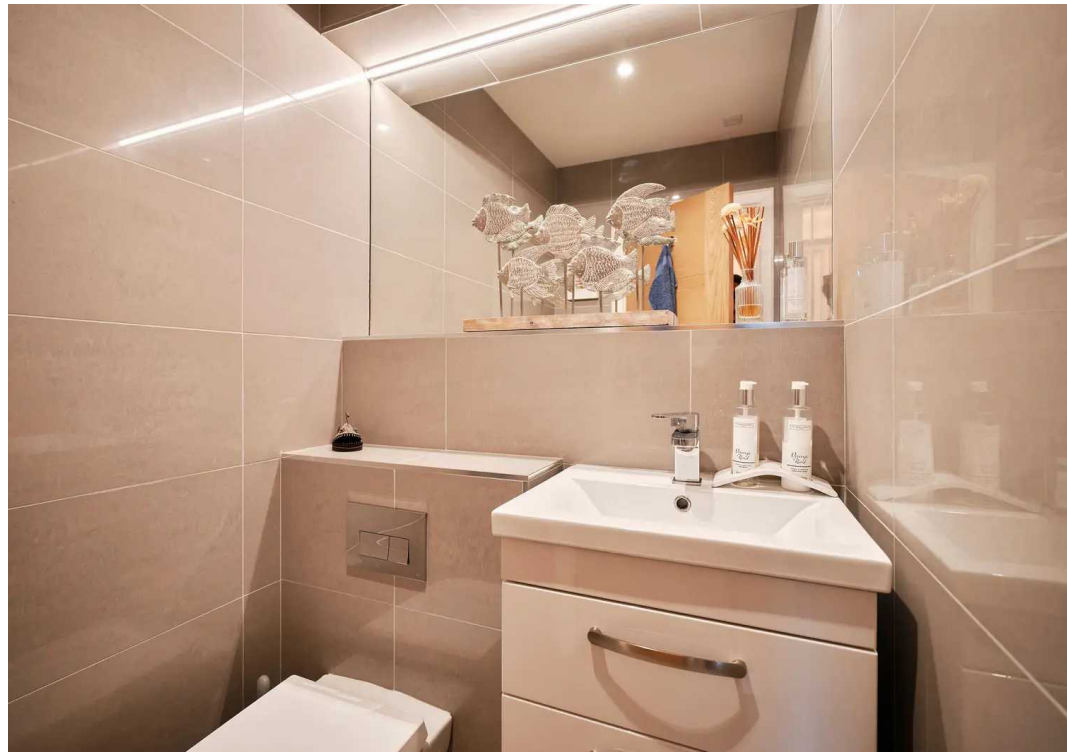
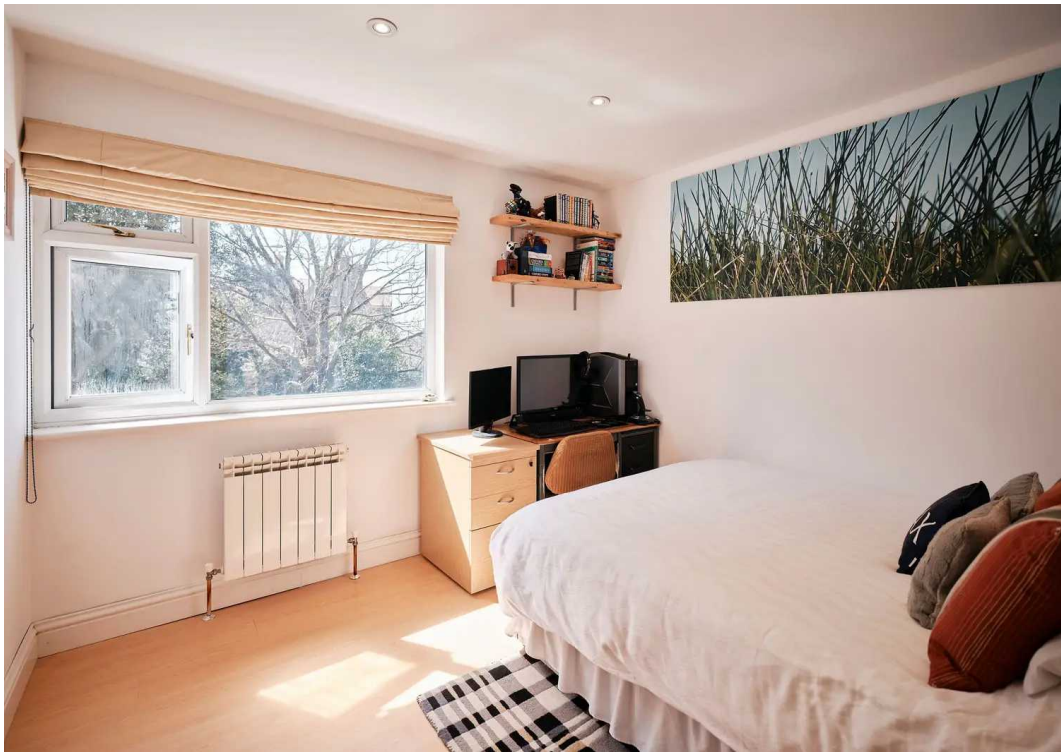
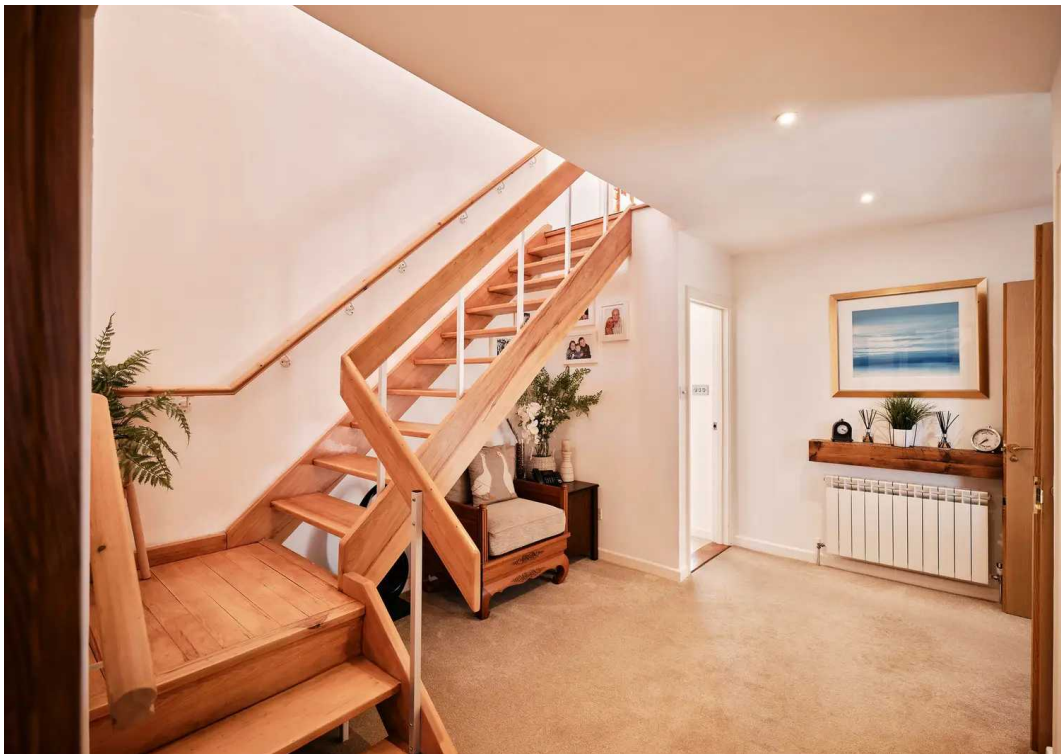
### Services

All mains excluding gas. OFCH. Separate fuse box in garage to support equipment or machine use.

### Education

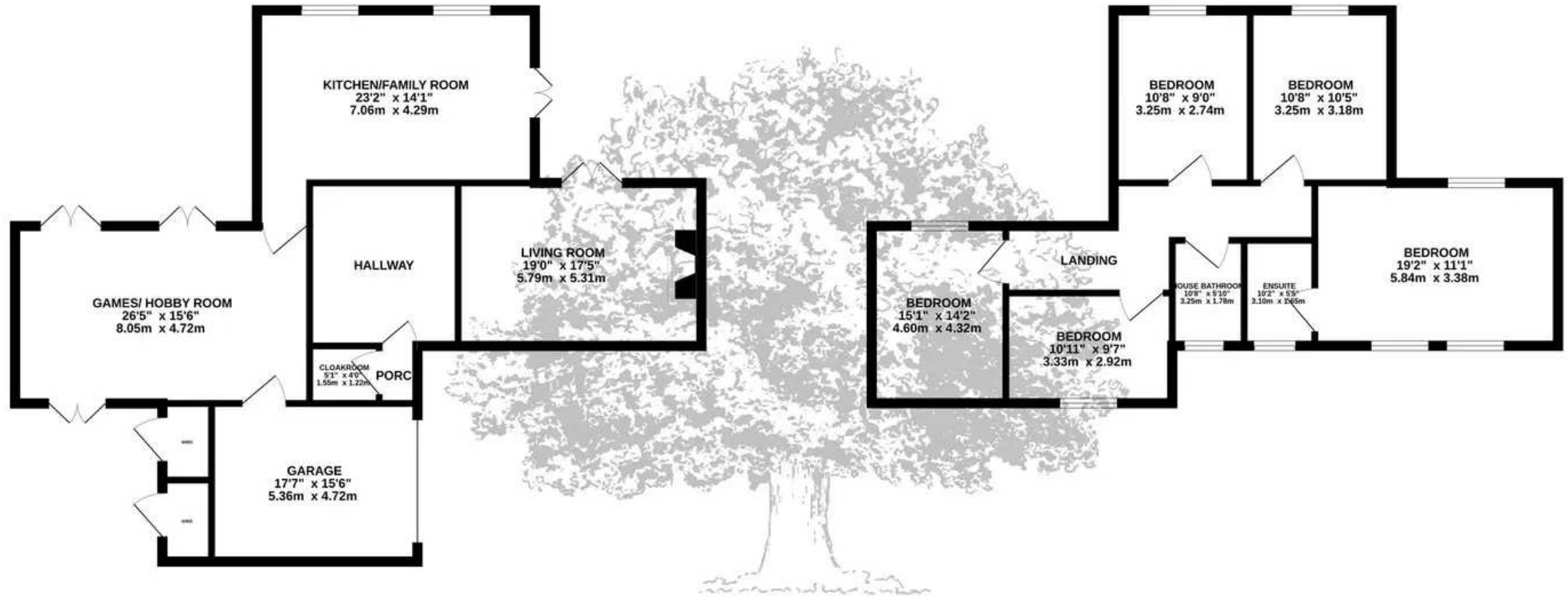
The house is in the catchment area for Springfield primary and Grainville secondary schools





**GROUND FLOOR**  
1281 sq.ft. (119.0 sq.m.) approx.

**1ST FLOOR**  
925 sq.ft. (85.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2206sq.ft. (204.9 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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