



Le Carre De Choux, 9 La Petite Ruelle, La Route Orange, St. Brelade  
£2,350,000

**BROADLANDS**

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# Le Carre De Choux, 9 La Petite Ruelle, La Route Orange

St. Brelade, Jersey

- Fantastic detached home overlooking La Moye golf course and St Ouen's Bay
- 5 Double bedrooms
- Superb open plan living space
- Excellent low maintenance garden with pool
- Detached double garage and ample parking
- Conveniently located on the railway walk and close to many amenities
- Please contact Harry on 07797751557 or [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com)
- Sole agent





# Le Carre De Choux, 9 La Petite Ruelle, La Route Orange

St. Brelade, Jersey

Welcome to this stunning 5-bedroom, 3-bathroom home, situated on the edge of the La Moye Golf Course with breathtaking views over St Ouen's Bay.

Lovingly constructed, this modern home offers a seamless indoor-outdoor living, with excellent views over the golf course and St Ouens bay. The open-plan living area is designed for relaxation and entertainment. With four bedrooms upstairs, including a luxurious master en-suite and a stylish house bathroom. The ground floor provides flexibility with an additional bedroom (currently used as a snug) and a convenient shower room.

Outside, the low-maintenance garden is perfect for entertaining and enjoying the sunsets, featuring a swim spa and hot tub for relaxation and socializing. A double garage and ample parking provide plenty of space for guests.





### Living Space

With bi-fold doors out to the terrace and garden, the large, open plan living space has been designed with the outlook in mind. With clear defined areas for entertaining, relaxing and enjoying a morning coffee, it is a fantastic room begging to be shown off. The modern kitchen is fully equipped and there is also a wood burning stove for those rainy days.

### Sleeping

The property has 4 double bedrooms upstairs with the main bedroom enjoying the views. It also has an ensuite and fitted wardrobes. The other 3 doubles are all well equipped and enjoy natural light. There are 2 additional house bathrooms, one is downstairs and services the 5th bedroom which can comfortably double as a snug or study.

### Services

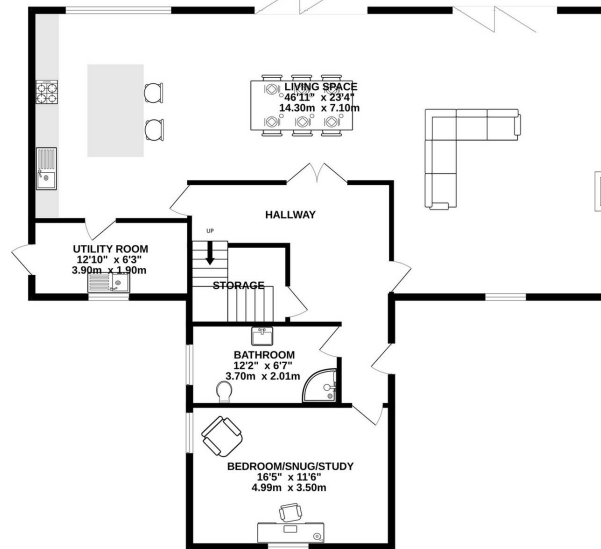
Oil Fired Central Heating. Underfloor downstairs and in the bathrooms. Radiators in the bedrooms. Fully double glazed. Nest heating system.



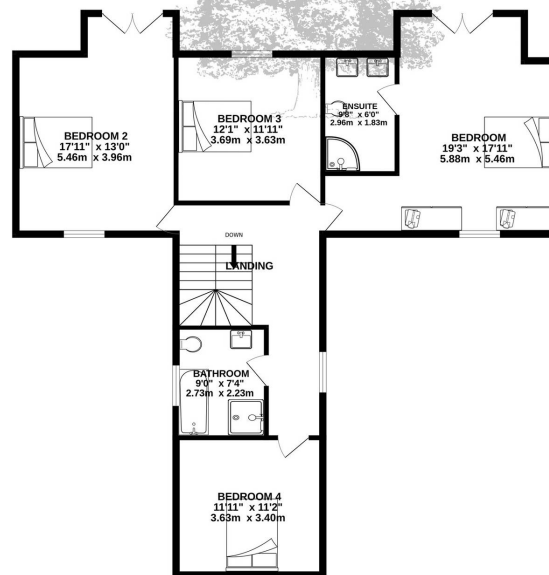




GROUND FLOOR  
1425 sq.ft. (132.4 sq.m.) approx.



1ST FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 3000sq.ft. (278.7 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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