



FINDING YOU A HOME
SINCE 1972
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Shanzu, La Route Des Genets, St. Brelade

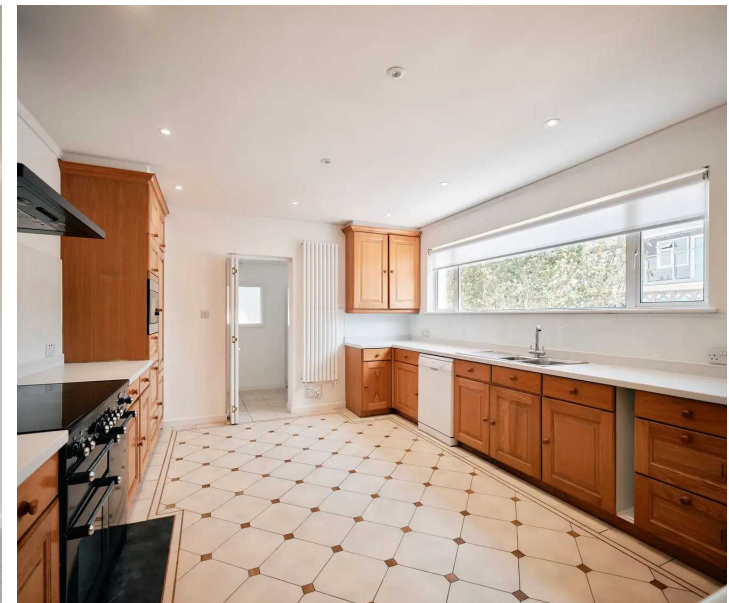
Asking **£1,745,000**

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Shanzu, La Route Des Genets

- 3,000 sq ft detached family home in St Brelade with sweeping south sea views
- 23 ft sitting room with option for functional fireplace
- Three reception rooms and four bedrooms
- Large eat in kitchen
- Large loft suitable for conversion subject to the necessary permissions
- Heated swimming pool with changing room
- Manageable south facing garden
- Garage and parking
- Close to supermarkets, petrol station, shops, cafes, chemist, banks, pub and sports centre
- Sole agent
- Contact Andrew 07797 8144222 / andrew@broadlandsjersey.com



Shanzu, La Route Des Genets

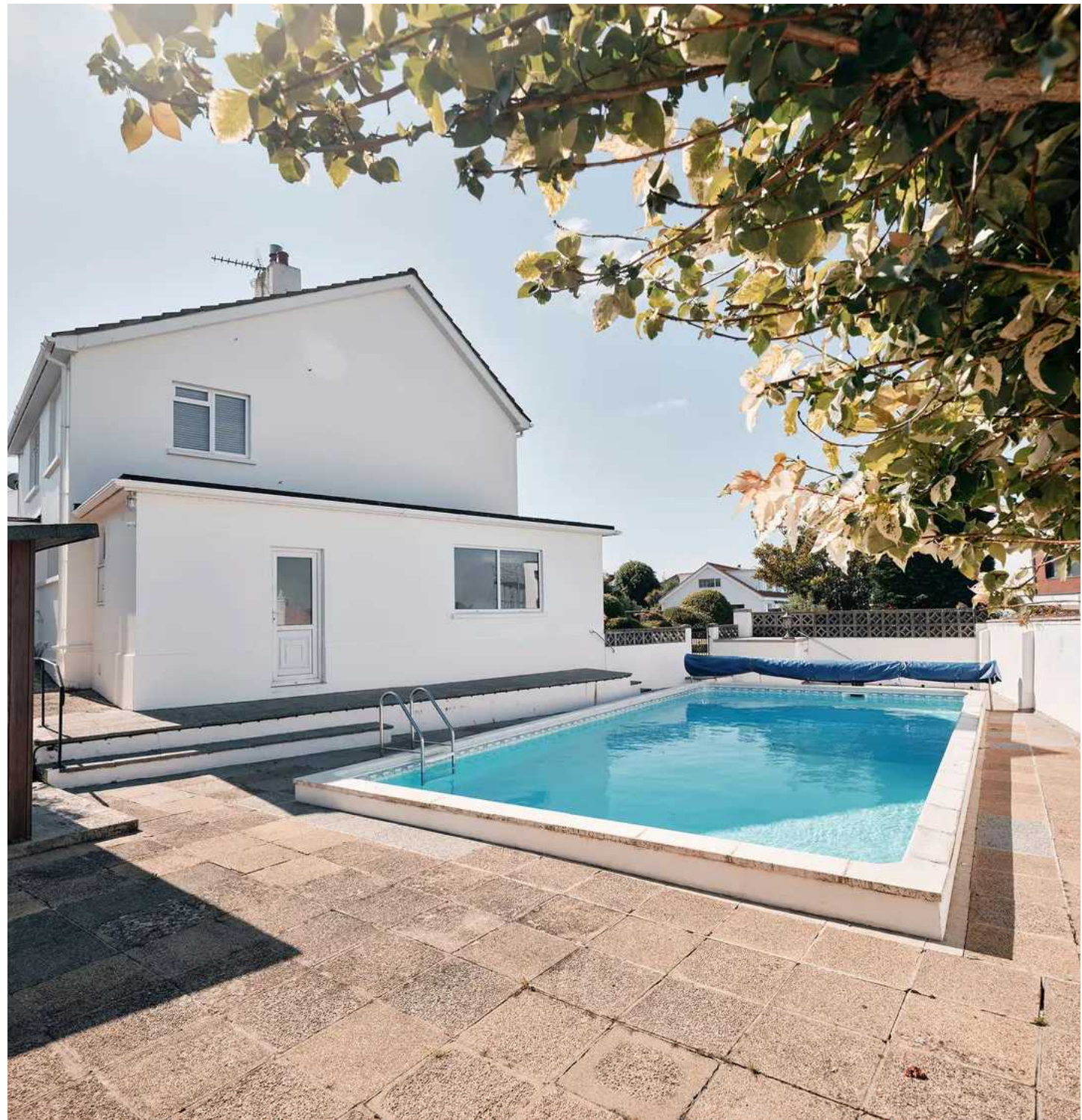
This detached family home in a great location has it all! Located at the end of a quiet close, it's spacious and light, enjoying sweeping views over St Brelade's Bay.

The accommodation includes a 23 foot sitting room, large dining room, 19 foot snug/family room, eat in kitchen, four double bedrooms, two bathrooms (one ensuite), cloakroom, utility room, sun terrace and pool changing room.

The heated pool has been upgraded to include a concrete shell and the pool pump replaced. The manageable south facing garden is a real sun trap.

At over 3,000 square feet the house already offers a lot of living space but if you did want more, a large loft (39 feet x 35 feet) runs the length and width of the house and could be converted to further living accommodation subject to the necessary consent.

One of the Island's main bus routes runs to St Helier and the Airport from the end of the road every 15 minutes. It's only ten minutes walk to arguably the best beach Jersey has to offer with its selection of cafes and restaurants.





Living

19 foot sitting room with picture window to front and fireplace. Dining room with another large picture window making the most of the south facing views over the garden. Fully fitted eat-in kitchen - includes plenty of high and low level units and various integrated appliances - has plenty of space for a family table and chairs.

A further versatile reception/family room provides additional living space and a separate utility keeps the washing out of the kitchen.

Sleeping

Four bedrooms - one with ensuite bathroom and one with ensuite W.C.- plus house bathroom on the first floor.

Outside

A sun terrace is accessed from the main landing providing the perfect spot for alfresco dining and/or sunbathing. South facing garden with lawned area bordered by a selection of established trees and shrubs.

Heated swimming pool with changing room and patio area with summer house. Single garage and parking for five cars.

Services

Fully double glazed. OFCH. Pool upgraded with concrete shell and new pump.

Loft

The house has an enormous floored loft suitable for development into further living accommodation subject to planning consent.

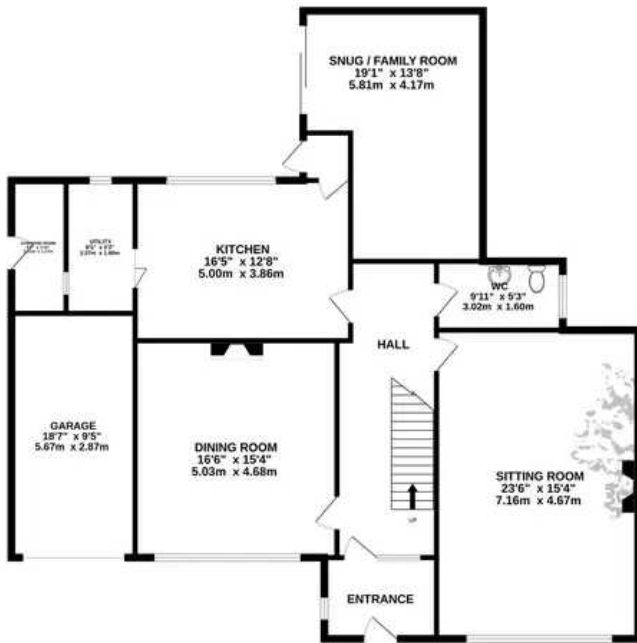
Education

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

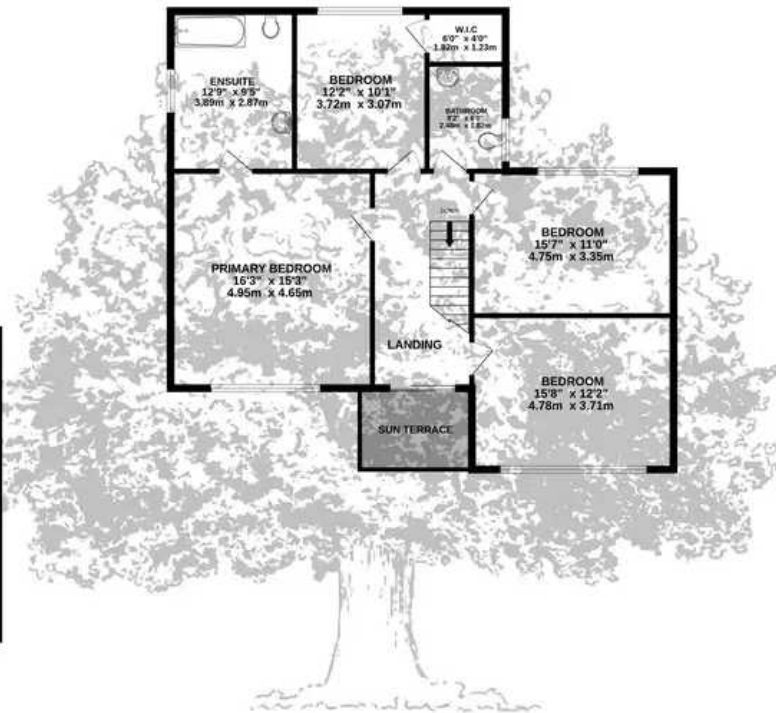




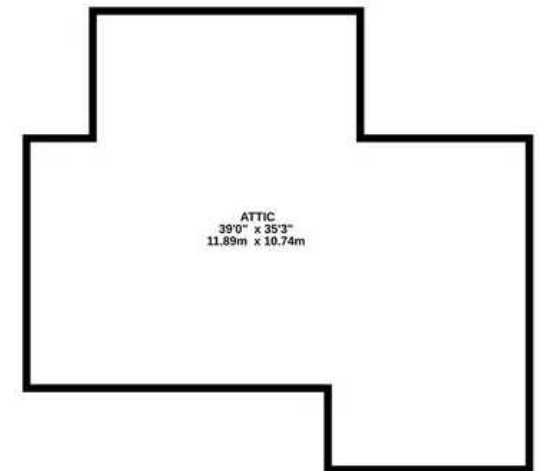
GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



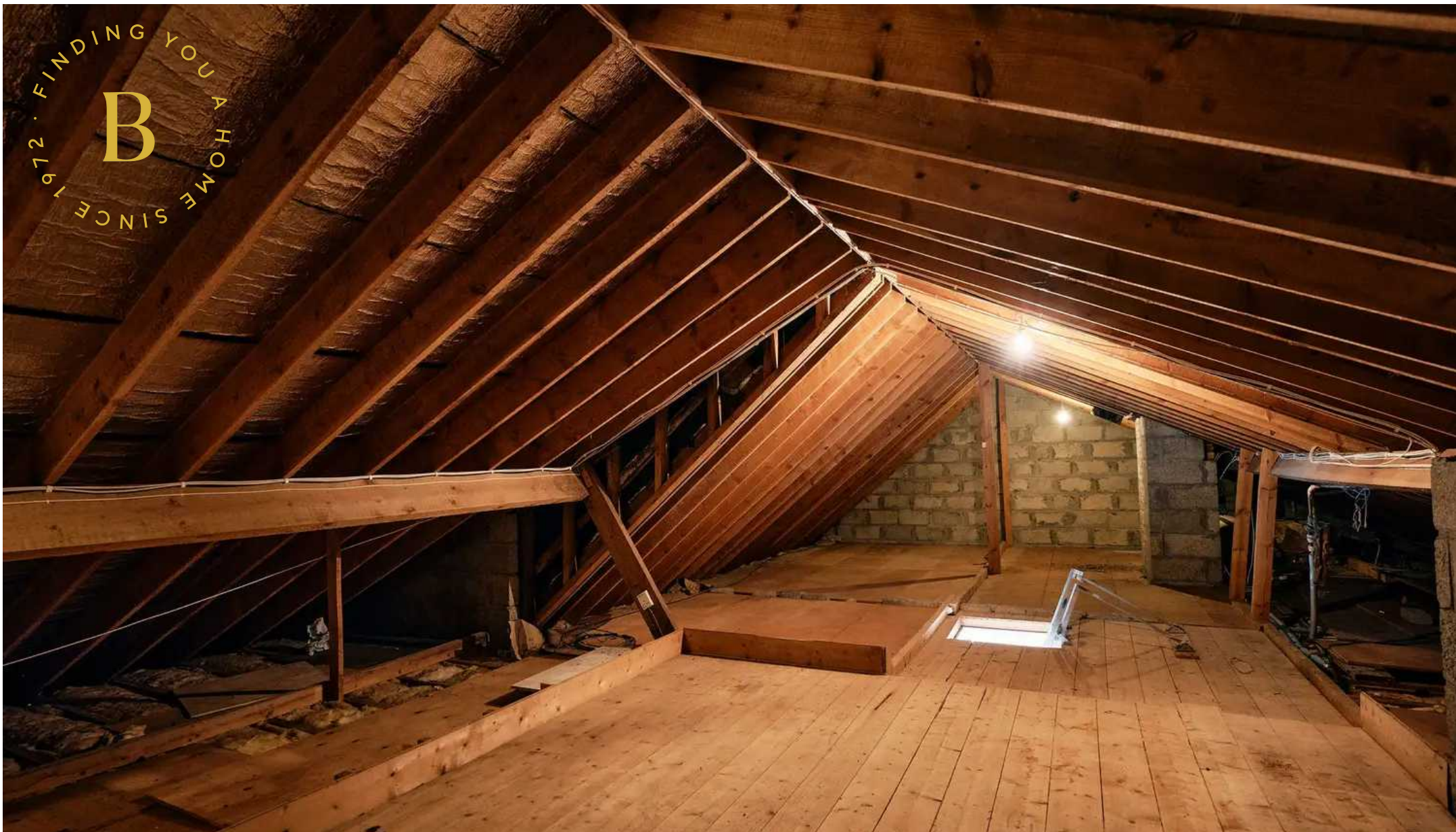
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525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 3085 sq.ft. (286.6 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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