



FINDING YOU A HOME SINCE 1972  
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**2 Jambart Close, La Rue De Jambart, St. Clement**  
**£1,395,000**

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972



## 2 Jambart Close, La Rue De Jambart

St. Clement, Jersey

- Brand new four bedroom, three bathroom family home
- Huge kitchen / diner at the rear
- A couple of minutes walk to the beach Pontac
- Parking for 3/4 plus integral single garage
- Permeable resin driveway
- Super efficient and will be cheap to run
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)
- Contact Nigel on 07797718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## 2 Jambart Close, La Rue De Jambart

St. Clement, Jersey

Ideally situated just a short stroll away from the stunning beach at Pontac, this brand new, immaculately presented family home boasts an impressive four bedrooms and three bathrooms.

Upon entering the property, you are greeted by a spacious hallway leading to the heart of the home - a large, light-filled kitchen / diner located at the rear.

The rear lawned garden provides the ideal outdoor setting for relaxing or hosting gatherings, while the permeable resin driveway offers parking for 3/4 vehicles. Additionally, the property includes an integral single garage. With its super-efficient design, this home is not only environmentally friendly but also cost-effective to run, offering the perfect combination of comfort and sustainability.







### **Living**

Off the entrance hall at the front of the property is the lounge, the ideal quiet spot separate from the kitchen diner. At the rear is the open plan kitchen diner that features, a beautiful fully integrated kitchen with huge island, sky light and bi-folding doors out to the patio garden. There is also a separate utility room and cloakroom. The integral garage completes the ground floor.

### **Sleeping**

On the first floor are three double bedrooms, one ensuite shower room and the main house bathroom. On the second floor is another large primary bedroom with ensuite shower room.

### **Outside**

House 2 has a rear raised lawned garden along with a patio of the kitchen / diner which is the ideal sheltered spot of entertaining. There is driveway parking for 3/4 cars along with the integral single garage and a few visitor spaces.

### **Services**

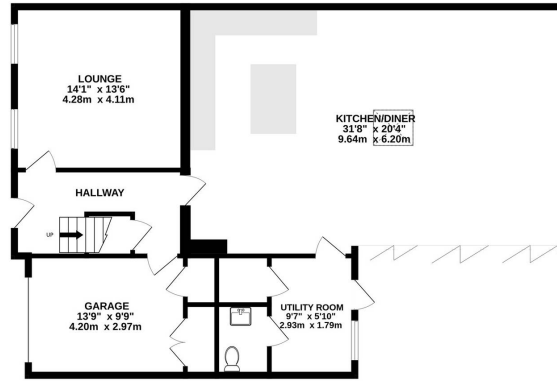
All mains services. No gas. Air source heat pump. Under floor heating throughout.



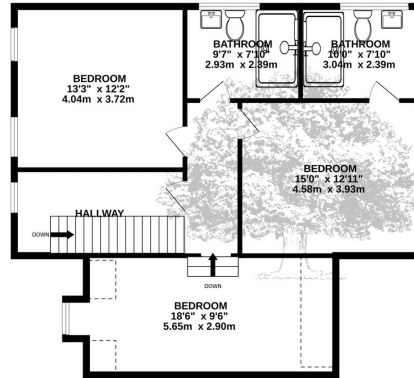




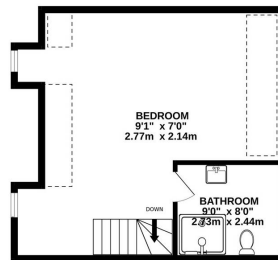
GROUND FLOOR  
1205 sq. ft. (112.0 sq.m.) approx.



1ST FLOOR  
912 sq. ft. (84.7 sq.m.) approx.



2ND FLOOR  
437 sq. ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 2555 sq.ft. (237.3 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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