



Vauban, 1 Priory Close La Rue De La Hauteur

£1,195,000

**BROADLANDS**

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# 1 Priory Close, La Rue De La Hauteur

St. Helier, Jersey

Heading up Trinity Hill continue for approx. one mile then take the second left into La Route du Petit Clos. Continue until you can turn right into Rue de La Hauteur and the property is on your LHS.

- Top spec detached three double bedroom house
- Spacious kitchen diner and living room with wood burner
- Two bathrooms (one ensuite)
- Separate utility and cloakroom
- Located off Trinity Hill on quiet Green Lane
- Built by renowned local builders in 2016
- Garage and parking for two plus visitor
- Large enclosed south facing garden
- Sole agent
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)

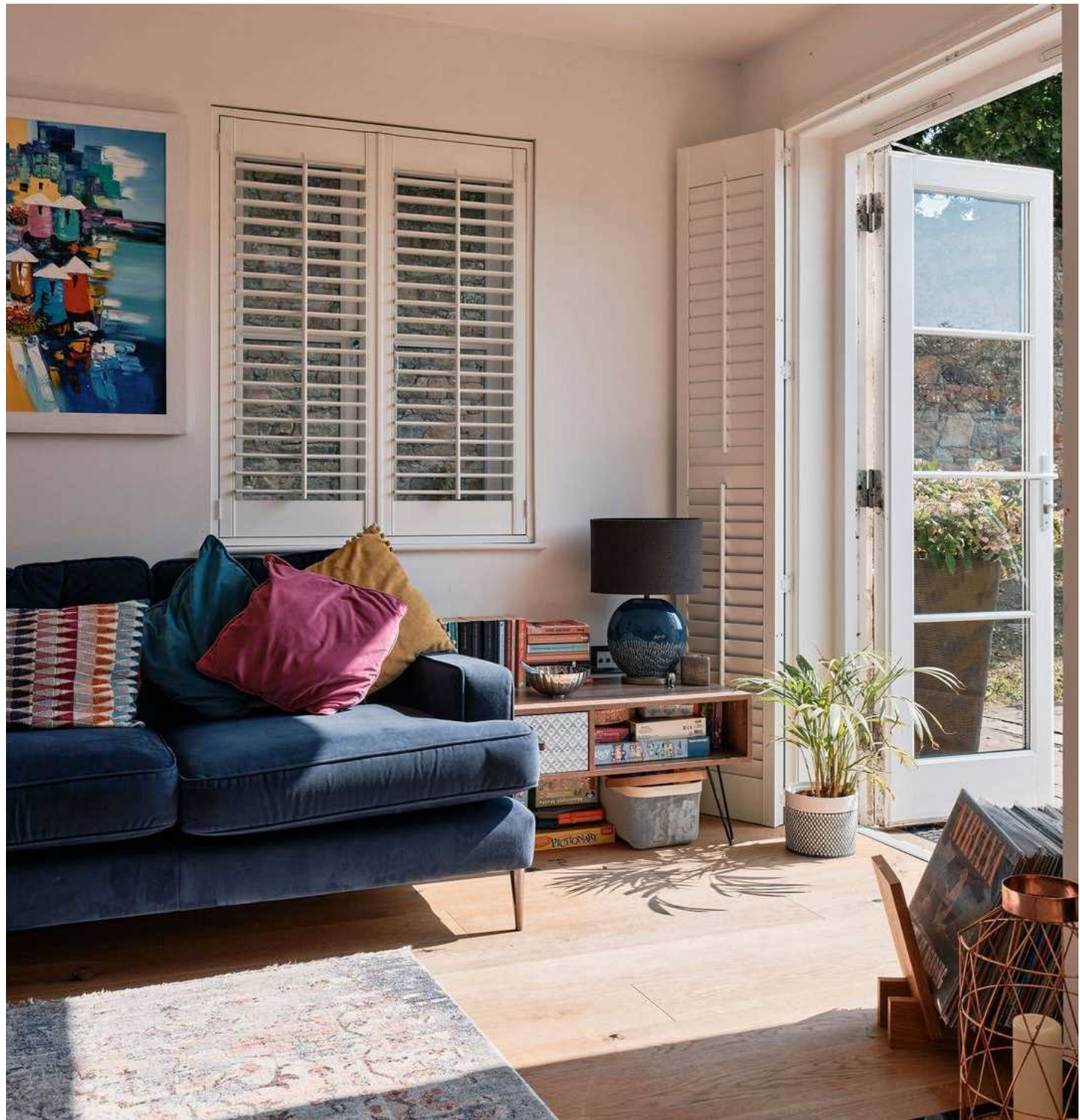


# 1 Priory Close, La Rue De La Hauteur

St. Helier, Jersey

Stunning three double bedroom detached house built in 2016 by renowned local builders and located on a Green Lane just off Trinity Hill.

Situated on a select close and being one of only three similar styled homes, this property combines modern luxury with a peaceful setting. Boasting a top-spec and quality finish throughout. The spacious kitchen diner is ideal for entertaining and leads onto a living room with a cosy wood burning stove, perfect for winter evenings. Twin double doors open out to the garden making it very bright and airy in the summer months. There is a large ground floor cloakroom with under stair storage and a separate utility room, adding to the functionality of this thoughtfully designed home. To the 1st floor are three very good size double bedrooms and two bathrooms with underfloor heating, one of which is ensuite. Outside the property features a large enclosed south-facing garden, providing a tranquil oasis for relaxation or outdoor gatherings. A patio area offers the perfect spot for al fresco dining or enjoying the sunshine. In addition to the large integral garage there are two garden sheds provide ample storage space for outdoor equipment, bicycles, paddle boards or gardening tools. The modern rendered finish of the house is complemented by delightful granite quions, adding to the charm and character of the exterior. As the sole agent for this property please contact Andrew Cruickshank on 07797 814422 or email [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com) for more information or to arrange a viewing.





### **Living**

Large open plan kitchen diner with fully fitted quality NEFF appliances. Separate utility with fully fitted units and worktops. Plumbed for separate washing machine and dryer. The entire ground floor and all bathrooms have electric underfloor heating. Bright south facing living room with feature wood burning stove and hardwood flooring. Twin double doors open out to the large south facing garden and patio. The downstairs cloakroom completes the ground floor. (Plans exist and are available on request for an extension to the ground floor from the living room).

### **Sleeping**

Upstairs are three spacious double bedrooms. With two bathrooms (one ensuite) all fitted to a high standard.

### **Outside**

### **Services**

All mains services (no gas). Underfloor heating on the ground floor and too all bathrooms, electric radiators upstairs. Fully double glazed. Wired for Sky and fibre broadband.







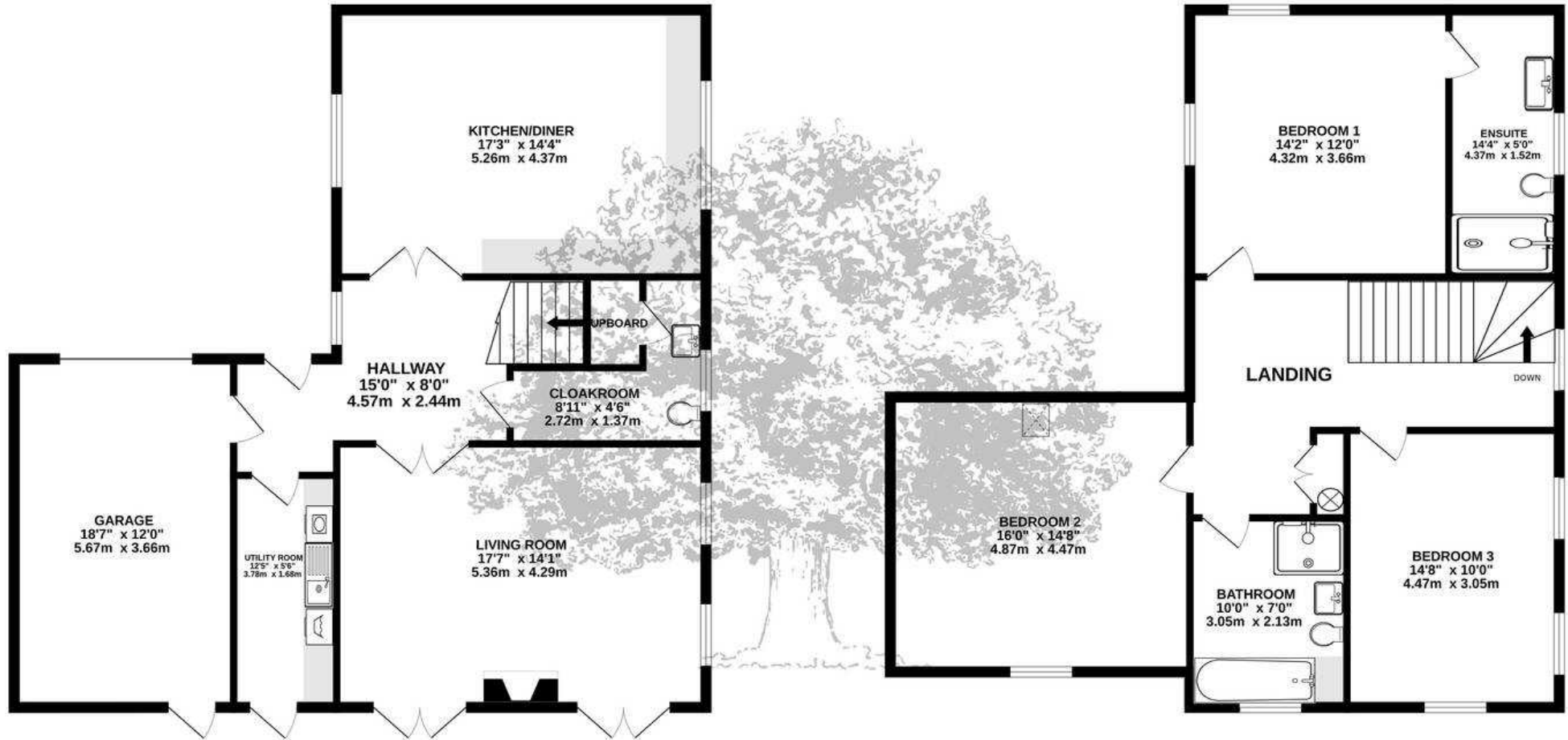






**GROUND FLOOR**  
1000 sq.ft. (92.9 sq.m.) approx.

**1ST FLOOR**  
905 sq.ft. (84.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1905 sq.ft. (177.0 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 Estates, Library Place - JE2 3NL

07797 814422 • [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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