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Hong Kong, La Route De Noirmont, St. Brelade
£1,395,000

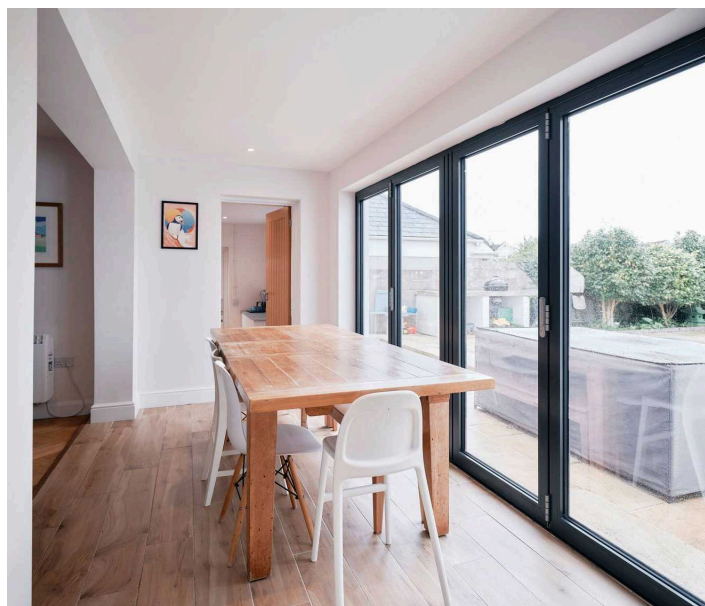
BROADLANDS

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Hong Kong, La Route De Noirmont

St. Brelade, Jersey

- Substantial detached family home
- Quiet private St Brelade location
- In perfect move-in condition
- Open plan living with fabulous kitchen
- Extensive principle bedroom suite
- Totally private low maintenance garden
- New detached 350 sq ft outbuilding
- Sole agent
- Please contact Nigel 07797718233 or nigel@broadlandsjersey.com



Hong Kong, La Route De Noirmont

St. Brelade, Jersey

A beautifully presented detached family home on a quiet private avenue off Route de Noirmont. The current owners embarked on a total renovation with new kitchen, bathrooms, restored parquet flooring and extensions. The living areas flow seamlessly into one another and in addition the garage has been converted to create a dance studio or extra reception room.

Tastefully extended this now provides an exceptionally large main bedroom suite with dressing area, walk in wardrobe and luxury en suite. The original 3 bedroom home has been extended at ground floor level with a well appointed family kitchen leading through bi fold doors to the low maintenance garden. Planning permission was gained to build a large low maintenance detached outbuilding which is perfect for summer entertaining or as a "man cave". It has power and plumbing so could have a multitude of uses.

The property is located within the Mont Nicolle and Quennevais catchment areas, extremely popular with parents, and there is a very regular bus route stopping just a minute's walk away.

All in all a great family home in a very desirable area.





Living

Numerous reception rooms with the original dining room adjacent to the kitchen, perfect as a playroom or study. Luxury kitchen with breakfast bar, 2 sets of bi fold doors excellent for entertaining. Large reception room (23' x 10') currently used as a dance studio but would make an excellent gym.

Sleeping

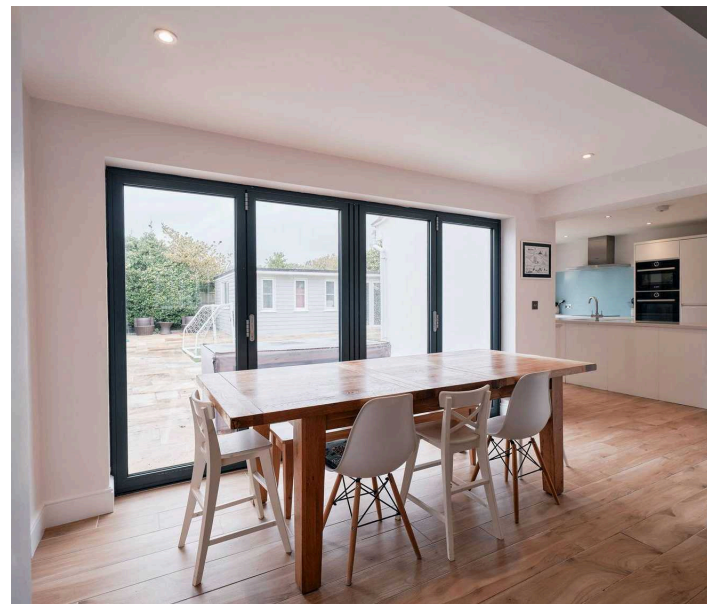
3 double bedrooms and 2 bathrooms with the main bedroom being exceptionally large. Dining room / playroom could possibly be used as an occasional 4th bedroom on the ground floor.

Outbuilding

Fully insulated and with glazed double doors and 3 windows. Floor fully carpeted and plumbing in place for a sink or bathroom.

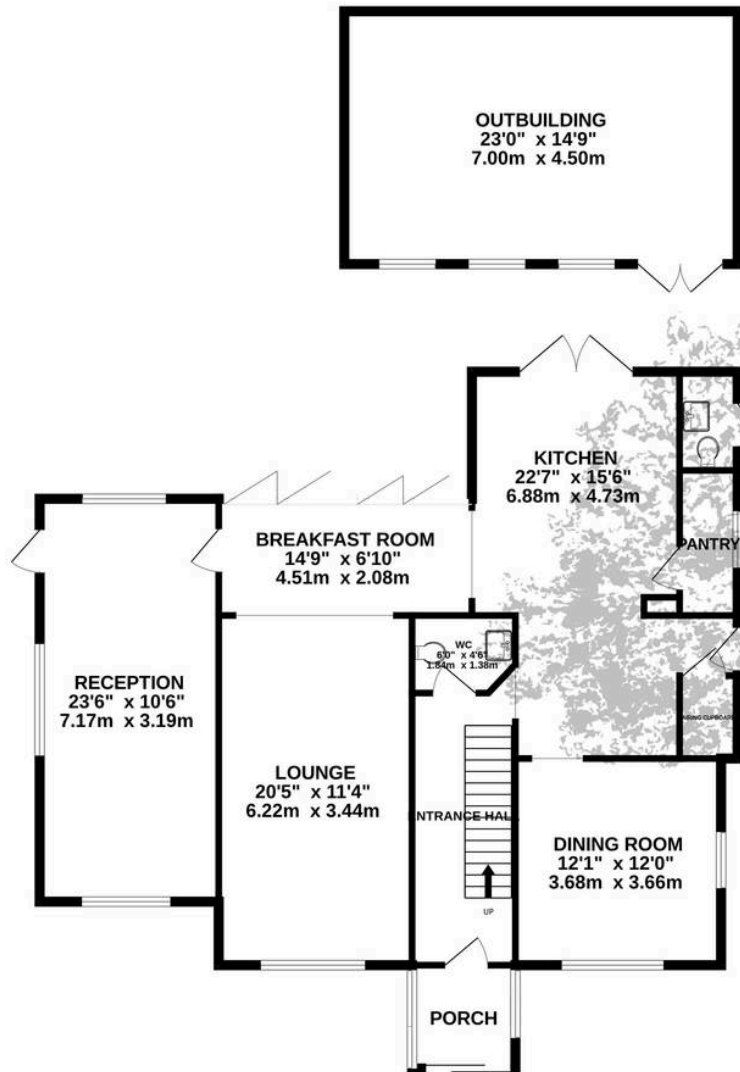
Services

All mains (no gas) fully double glazed and recently upgraded insulation. Electric heating.

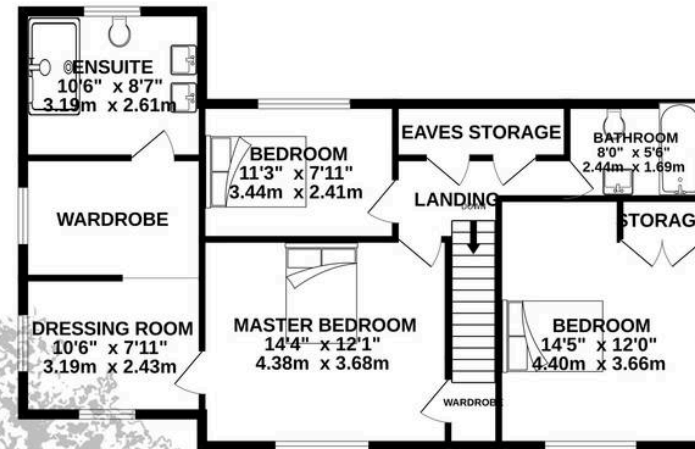




GROUND FLOOR
1551 sq.ft. (144.1 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 2383 sq.ft. (221.4 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

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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