



Indigo, La Route Des Genets, St. Brelade
£1,095,000

BROADLANDS
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Indigo, La Route Des Genets

St. Brelade, Jersey

- Brand new contemporary residence
- Exclusive convenient location
- 4 Beds 2 baths
- Large kitchen / diner
- Plenty of natural light
- Safe enclosed garden
- Ample parking
- Please contact Nigel 07797718233 / nigel@broadlandsjersey.com



Indigo, La Route Des Genets

St. Brelade, Jersey

A brand new contemporary residence in a fabulous location for all local amenities and schools. Designed to have plenty of natural light throughout and access to the garden from both reception rooms. There are pleasant country views from most rooms.

The house has a beautiful fitted kitchen/diner, very sociable and accessible. The house layout is conventional with the 4 double bedrooms all on the first-floor level and all living on the ground floor, sliding doors onto the patio where you can enjoy al fresco dining.

Located on a quiet avenue yet just 50 yards from the nearest bus stop, convenience is the word here. The number 15 bus runs every 20 minutes with access to town or the airport. Mont Nicolle primary school is nearby within walking distance and the house also falls within the Quennevais catchment area.

Built to a very high standard, the property conforms to all the latest high insulation levels and is heated by an air source heat pump. This wonderful property definitely needs to be viewed. Book your appointment by calling Nigel Hurst on 07797 718233





Living

Open plan luxury kitchen/diner with centre island and all appliances integrated. Plenty of space for a table. Sliding doors to garden. Separate utility room and cloakroom. Lounge with glazed sliding doors to garden.

Sleeping

4 double bedrooms at first floor level and 2 bathrooms (one en suite)

Services

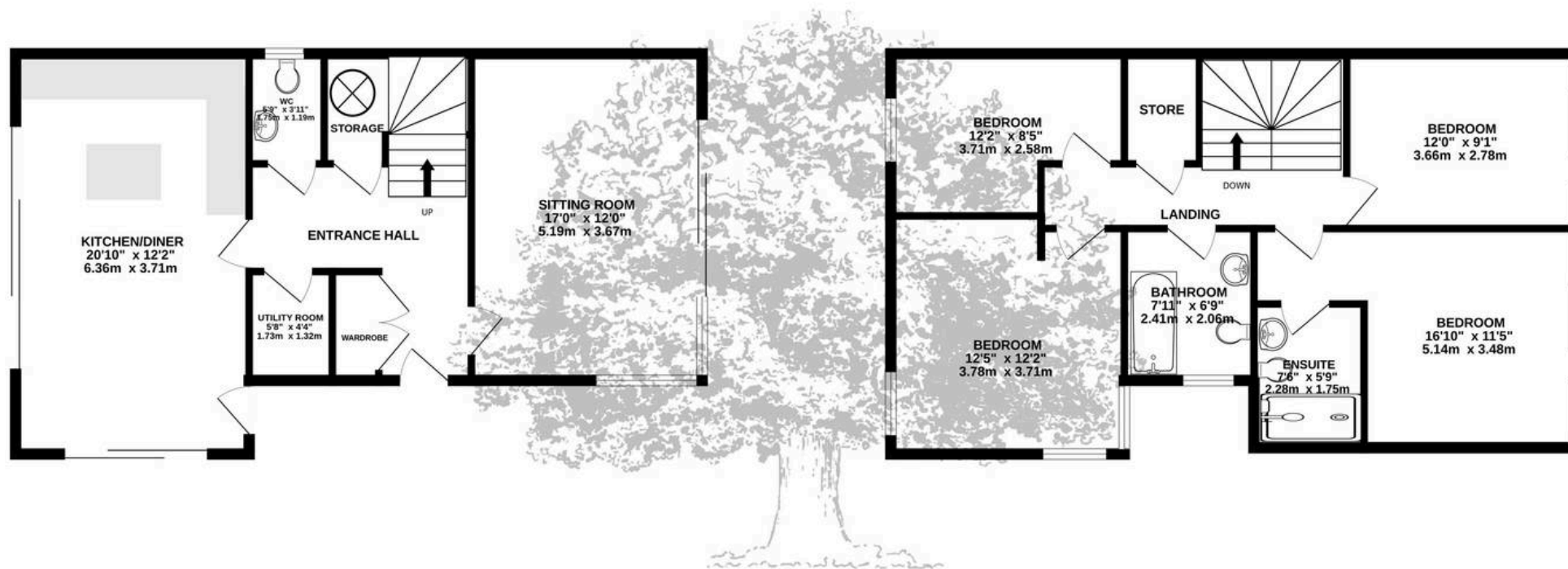
All mains (no gas) Electric underfloor heating to ground floor and conventional radiators at first floor supplied by air source heat pump.





GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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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