



SUPERIOR NEW BUILD

1 HILLCREST
LA ROUTE DE ST. JEAN, ST. LAWRENCE, JERSEY, JE3 1HB

Guide Price £1,150,000



SUPERB BRAND NEW 4 BEDROOM DETACHED HOUSE

Ref No: JES140268 • 4 bedrooms • 3 bathrooms •
3 reception rooms • Contemporary styling •
Energy efficient • Double garage plus parking x2 •
Garden • New Build due for completion Summer
2016 • Approx 3242 sq ft • Qualified

Situation

A spectacular house in an elevated position with unrivaled views across St. Helier and Elizabeth Castle. A short drive to St. Helier for shops, restaurants, businesses or a 10 minute walk. Centrally located Jersey's top schools, both primary and secondary.

Description

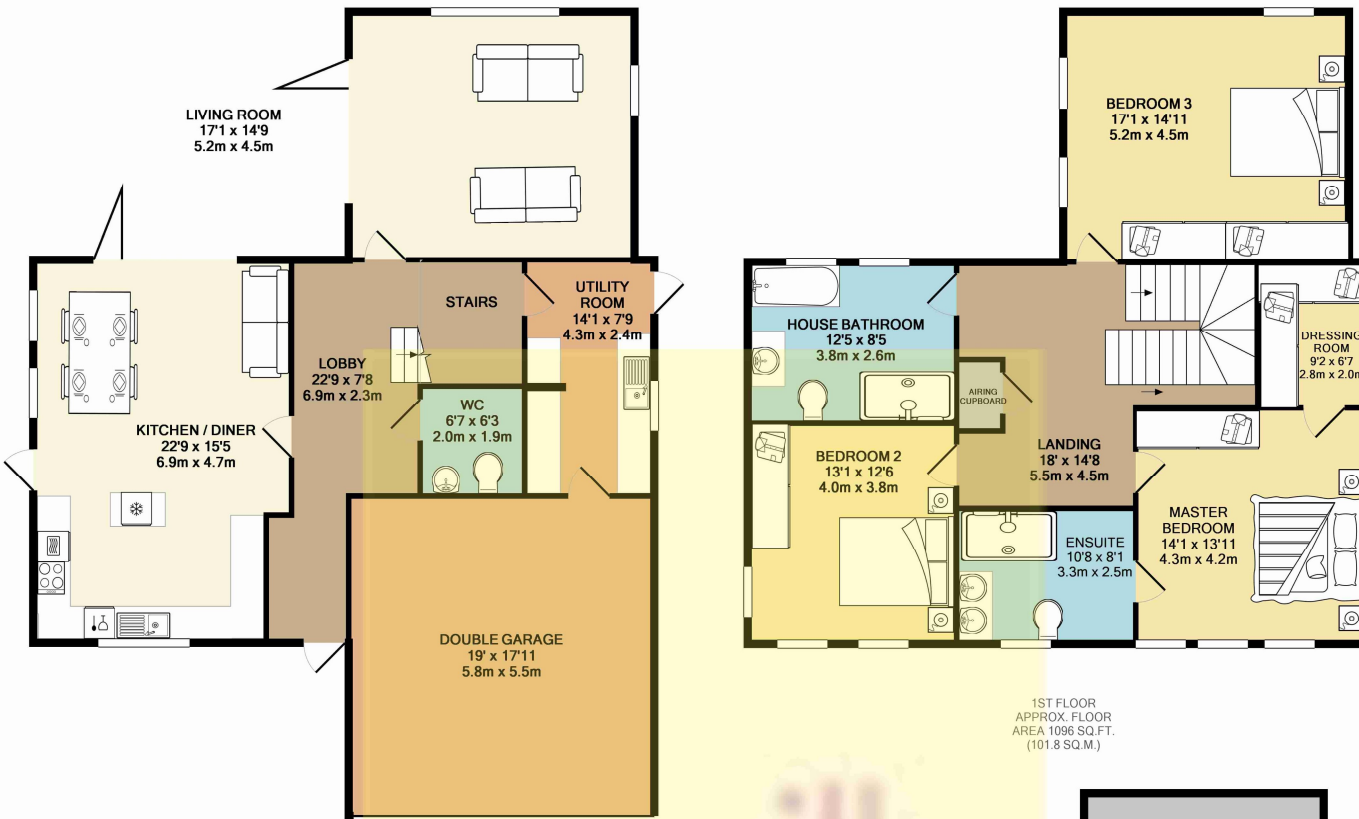
Houses one and two at the top north/west part of the site are more traditional in layout and composition with dual pitched slated roofs, designed purposely to blend more harmoniously to the existing built context on Westmount Road. A single driveway unites the development, providing access to each of the properties, concluding in a central landscaped courtyard.

The house briefly comprises; 4 bedrooms, 3 bathrooms, 3 reception rooms including a large unique design kitchen that flows externally through to the living room, creating a private and rather special area to be enjoyed in the summer months or with a little further work could be a year round experience.

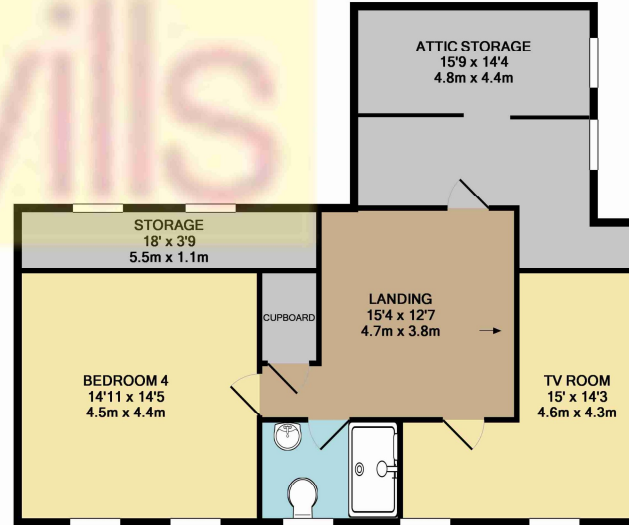
Quality fittings and finishes throughout the building and making the most of the latest technology, this house is extremely eco friendly; including the solar panels that operate even on a rainy day; providing energy for the hot water system.

A double garage and additional parking for 2 cars along with visitor spaces simply make life easy for the home owner to come home to or for entertaining.





1ST FLOOR
APPROX. FLOOR
AREA 1096 SQ.FT.
(101.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 863 SQ.FT.
(80.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1283 SQ.FT.
(119.2 SQ.M.)

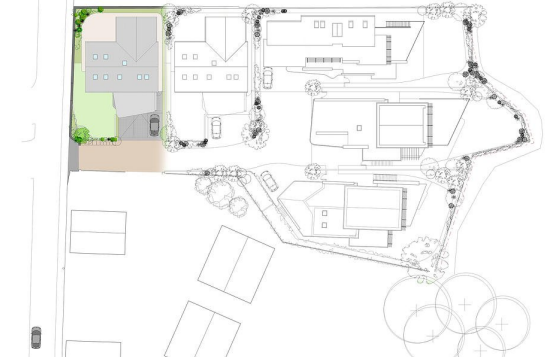
TOTAL APPROX. FLOOR AREA 3242 SQ.FT. (301.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Hillcrest - House 1

front and rear garden
external parking for 3 cars and double garage



Additional Information / Building performance Technology

Hillcrest has been designed to incorporate technology to enable the buildings to perform as you would expect a modern development to perform. The building also incorporate measures for future technology incorporation.

Services

- Integrated multimedia system with potential for future installation expansion.
- Wiring for Sky+ digital (subject to future purchase subscription and choice).
- Television points to living rooms, kitchen/dining family and bedrooms.
- Telephone outlet with broadband capability (CAT 5e data points) provided to reception rooms and bedrooms.
- Gaia electric under floor heating with multi room 24/7 thermostatic control.

Green credentials

The ecological credentials of these building starts at a construction specification stage incorporating high performing building membranes, insulation and glazing, which all creates a low energy consuming building and thus reduces associated bills for the end user.

- High performing insulation.
- Modern efficient building membranes.
- Double glazed windows and patio doors with thermally broken aluminium frames.
- Energy efficient under floor heating system.
- Rainwater harvesting system for external irrigation and vehicle washing.
- Solar panels utilised for water heating.
- Low energy lighting throughout.

Viewing

Strictly by appointment with Savills

Savills Jersey

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Presentation and finishes

External finishes

The finishes externally have been carefully and responsibly selected for their high end aesthetics, durability and quality;

- Elegant frameless glass balustrades
- High-quality natural horizontal bedded slate
- Impact resistant accent cladding panels
- Durable Acrylic render system
- High quality traditional slate pitch roofs
- High quality easy to maintain polyester powder coated barge boards and fascia's
- High thermal and impact resistant homogeneous flat roofing membrane
- Contemporary Entrance door with ironmongery.
- High performance double glazed polyester powder coated thermally broken aluminium Windows with complementary ironmongery.
- Paved paths and patios.
- Bi-fold/sliding doors to terrace/balcony.
- External sockets, lighting and water tap where applicable.

Internal finishes

General

- High quality painted solid internal doors to rooms.
- Lever handles and ironmongery.
- Architraves and skirting's where applicable through, tiled skirting's to wet where applicable.
- High quality hardwood staircases throughout.
- Carpet floor finishes to bedroom. High quality porcelain tiles and engineered flooring to open plan living dining, wet rooms, kitchen, entrance hall and utility room.
- Bespoke fitted wardrobes to dressing area and master suite.
- Bespoke fitted wardrobe to bedroom 2.

Kitchen

- Individually designed kitchens featuring handle-free cabinets with contemporary doors in a choice of colours.
- All cabinet doors and drawers include soft closing feature.
- Polished stone worktops in a choice of colours.
- Fully integrated high quality appliances throughout.
- Modern sink with designer tap.
- LED feature lighting to underside of wall cabinets.

Utility Rooms

- Fully fitted utility room with high quality fitted sink, worktop and units.

Bathrooms

- Fully fitted bathrooms with elegant white designer sanitary ware and furniture.
- Free standing luxury bath where applicable.
- Walk in shower enclosure.
- Heated towel radiator.
- Tiled wall finishes to selected walls to bathrooms and en-suites.
- LED chrome finished down lights.