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INTERNATIONAL REAL ESTATE

Contemporary Detached Home in St. Brelade  
St. Brelade, Jersey

## CONTEMPORARY DETACHED HOME IN ST BRELADE

This modern style detached home is perfect for a family and is situated in the desirable parish of St Brelade.

This home offers ample space inside and out with approx. 3,176sq ft of accommodation, offering four bedrooms, two bathrooms and three reception rooms.

Of particular note, is the wonderful outdoor living space with the swimming pool, relaxation area, eating area and even the bio-fuel outdoor fire, so one can enjoy the night air late into the evening.

The landscaping around the pool creates a visual impact and a Mediterranean feel, planted with Palm trees and clipped Box. There is also lighting to enhance the evening view.

Ground floor comprises; a large welcoming entrance hall, sitting room with sliding doors through to a fantastic kitchen with breakfast bar/centre island with space for bar stools for friends and family to interact in the heart of the home. There is partially hidden pantry with a bank of useful storage cupboards which works very well in the open plan kitchen area. Leading from the kitchen and, in turn to the garden and pool, is a 21ft room currently used as a garden room and dining space, having great circulation space and easy transition from inside to out. There is also a media room for those that want a quieter space, a good size utility room and a guest cloakroom at this level.

First floor comprises; main bedroom suite covers the width of the property. It has its own terrace overlooking the pool area, a well-designed bathroom and spacious dressing area. There are three further double bedrooms (one of which is currently being used as an additional dressing room), and a house bathroom.

Externally, there is a vibrant and spacious enclosed garden with heated pool, making this space perfect for entertaining family and friends. There is also an enclosed, lawned (faux) garden area as you approach the main front door, it is low maintenance and ideal for children and pets.

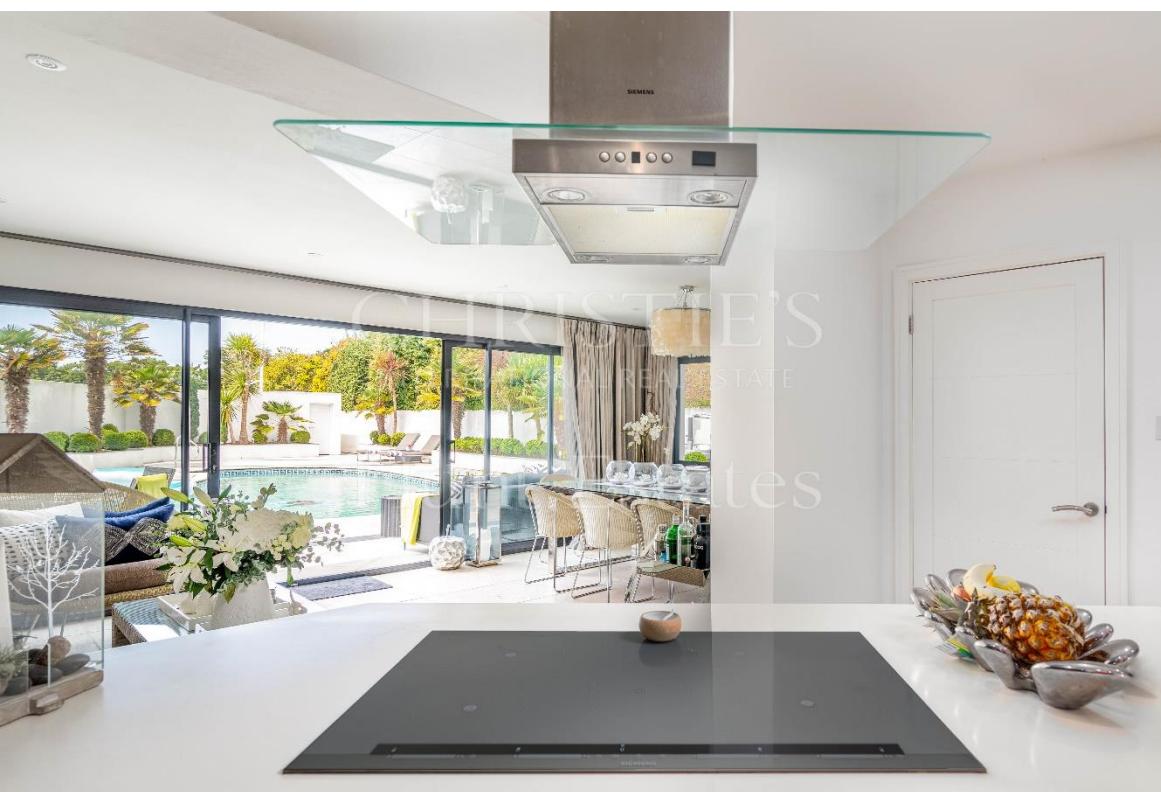
The double garage has an electric door and parking in front for 3 cars.

The property is located close to beaches including St Brelade's, Ouaisne and Portelet Bay. It is also only a short distance from the railway walk and cliff paths, all of which provide perfect walks for family and pets.

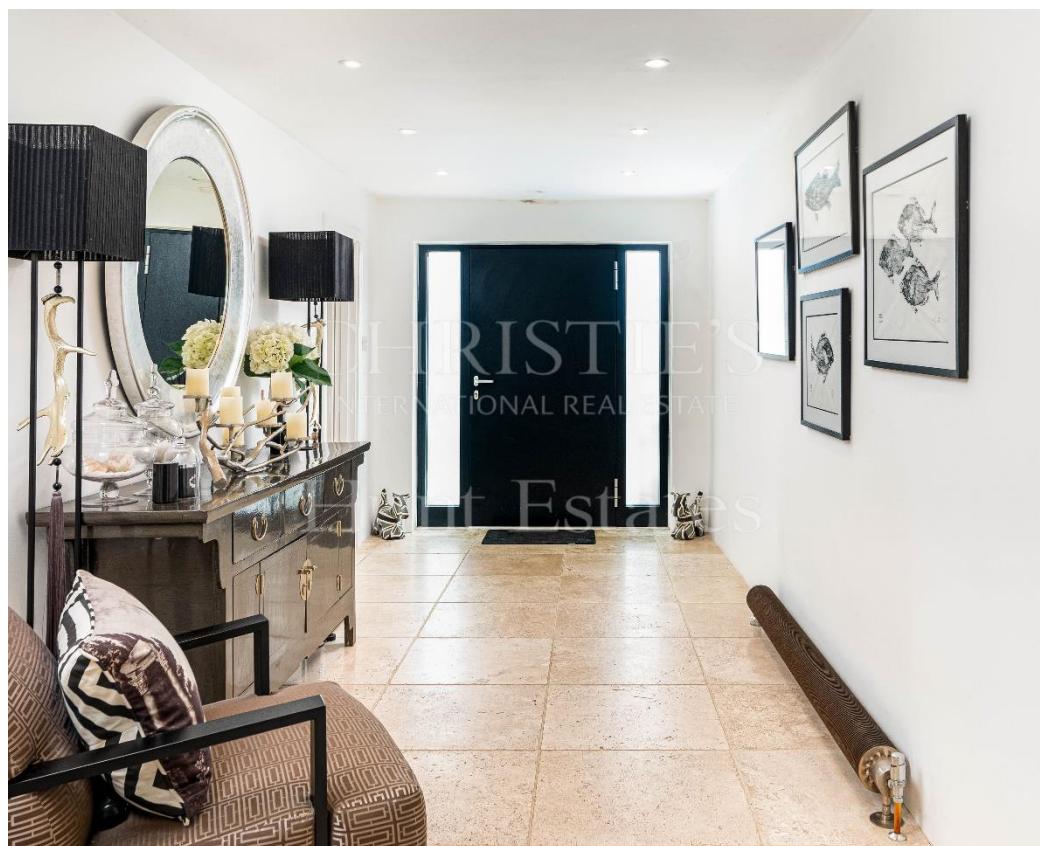
It is on a frequent bus route to St. Aubin (approx. 2km) where you can enjoy dinner and al fresco dining by the at harbourside restaurants and only a short distance (approx. 1km) from amenities at Red Houses and Quennevais for Waitrose, M&S, banks chemists and hairdressers. The airport is just 3kms away. This property is situated in the school catchment of Le Moye and Les Quennevais Schools.

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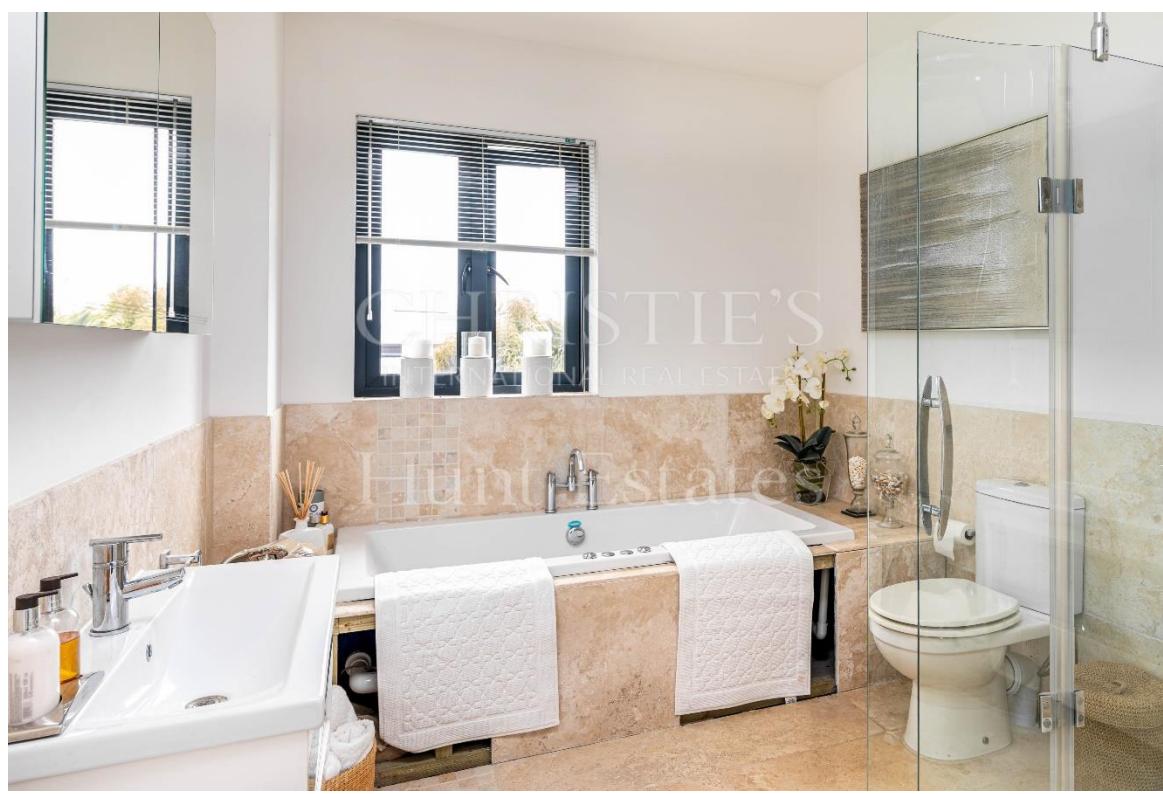
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## FEATURES

- Detached four-bedroom home
- Three reception rooms
- Heated swimming pool
- Fantastic front and rear garden areas
- Desirable St Brelade location
- Close to amenities and schools
- On a good bus route

## INFORMATION

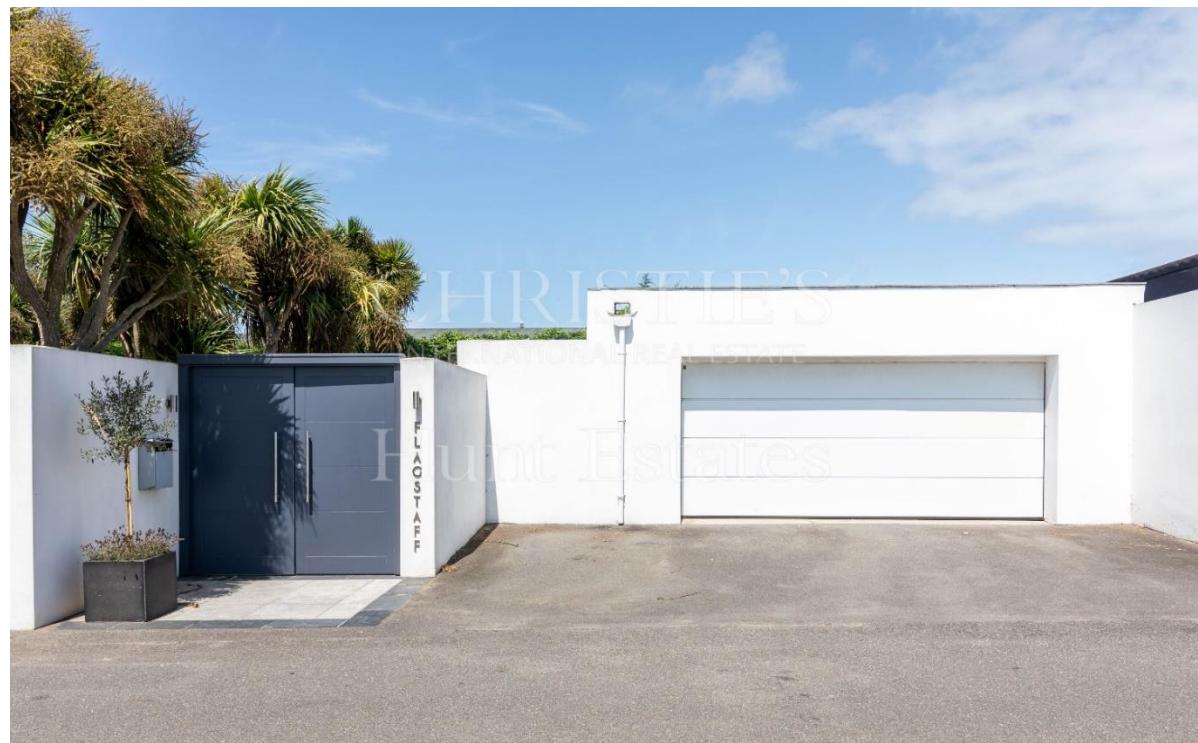
- Mains water and drains
- Oil fired central heating
- Double glazed
- Double garage and parking for 3 cars
- Parish rates approx. £850 per annum
- Freehold and Entitled/Licensed

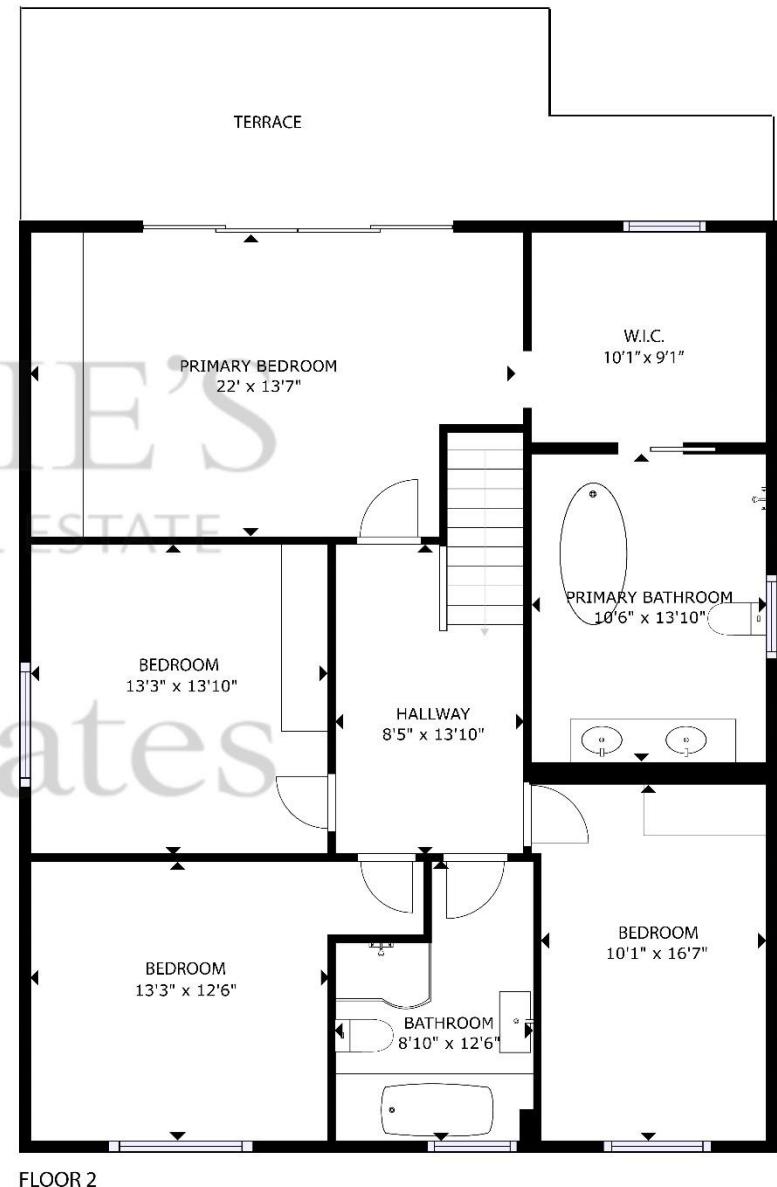
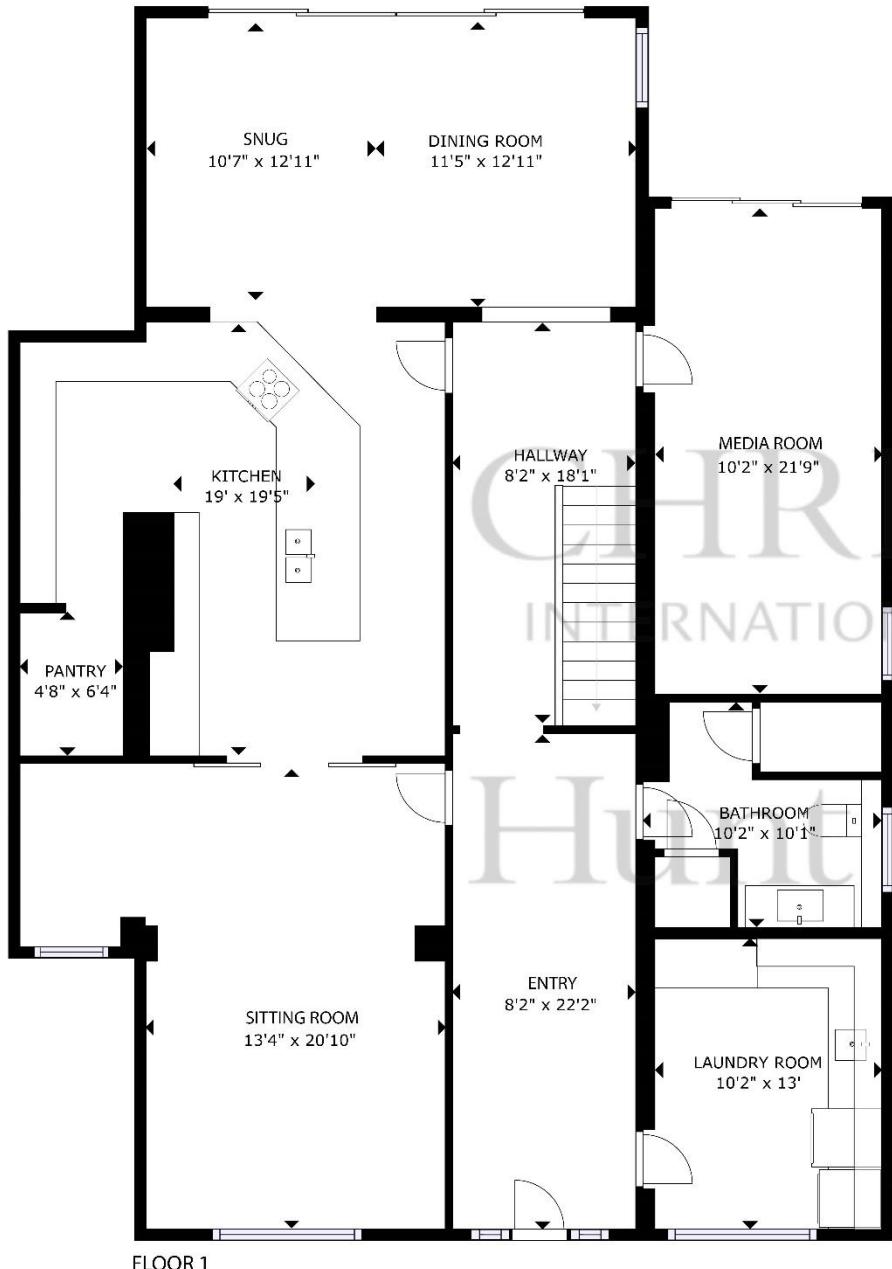


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GROSS INTERNAL AREA

FLOOR 1: 1840 sq ft, FLOOR 2: 1336 sq ft  
 TOTAL: 3176 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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