



2 Cranworth La Vallee Des Vaux

St. Helier, Jersey, JE2 3GA

Asking price £870,000



AN EXCITING OPPORTUNITY TO ACQUIRE A NEW BUILD PROPERTY ON THE OUTSKIRTS OF ST HELIER WITHIN THIS PRESTIGIOUS & CLASSY SEMI-RURAL GATED DEVELOPMENT OF JUST 12 TOWNHOUSES YET JUST A SHORT STROLL FROM THE TOWN CENTRE- The properties ooze class and sophistication from the sandstone exterior cladding, maintenance free silicone rendering system, stainless steel and glass balconies and rooftop solariums to the high specification interiors. Internally there is a double bedroom with en-suite shower room, a house cloakroom, storage and integral garage on the ground floor with 2 further double bedrooms both with en-suite facilities and balconies on the second floor. The main, very impressive, living area is located on the first floor and apart from the high quality, well equipped kitchen there is also a media wall featuring a contemporary fire within the lounge and access to the generous sized balcony. The first floor also boasts Pyra-glass glazed walling letting light flow round the entire area and benefits from a rear balcony overlooking the communal courtyard. With garage parking for 1 car, parking for a further 2 cars, it's semi-rural location and quality finish, this gated development is very appealing and well worth taking a look at.



Ground floor

Entrance Hall

Entrance hall with doors to integral garage, cloakroom, bedroom 1 & stairs with timber and glass handrails to first floor.
Hallway floor finished with porcelain wood effect tiles and underfloor heating.
Recessed lighting.

Cloakroom

Fully tiled walls with Carrara polished porcelain tiles and contrasting grey floor tile.
WC & wash handbasin.
Recessed lighting & underfloor heating.

Bedroom 1

Double bedroom with 2 windows overlooking front of property.
Recessed lighting & underfloor heating.

Ensuite

Fully tiled walls in Carrara polished porcelain tiles with Carrara matt tiles being used on the floor.
WC, wash handbasin & heated towel rail. 1200x800mm shower with sliding shower door, overhead rain head & hand held shower attachment.
Recessed lighting & underfloor heating.

Integral garage

Electric garage door, lighting and electrics.

First floor

Hallway

Hallway with doors to kitchen / dining & living, door out to rear balcony with glazed handrail system and raised glass screens to 2 sides and Millboard composite decking as flooring. Stairs with timber and glass handrails to first floor.
Hallway floor finished with porcelain wood effect tiles and underfloor heating.
Recessed lighting.

Kitchen / dining

Kitchen supplied by Romerils (Gallery by symphony kitchens 'New York range'), two tone colour finish, all Bosch integrated appliances & quartz stone worktops. Tiled flooring. Underfloor heating. Glazed wall in parts looking in to hallway.

Lounge

Lounge with window & double doors out to front balcony with glazed handrail system and raised glass screens to 2 sides and Millboard composite decking as flooring.
Glazed wall in parts looking on to hallway.
Lounge floor finished with porcelain wood effect tiles and underfloor heating.
Recessed lighting.

Second floor

Hallway

Hallway with doors to bedrooms 2 & 3, airing cupboard & stairs to roof terrace.
Recessed lighting.

Bedroom 2

Double bedroom with double doors out to front balcony with glazed handrail system and raised glass screens to 2 sides and Millboard composite decking as flooring.
Recessed lighting.

Ensuite

Fully tiled walls in polished marble tiles with contrasting grey porcelain tiles being used on the floor.
WC, wash handbasin & heated towel rail. Bath with glass shower screen & overhead shower.
Recessed lighting & underfloor heating.

Bedroom 3

Double bedroom with double doors out to rear balcony with glazed handrail system and raised glass screens to 2 sides and Millboard composite decking as flooring.
Recessed lighting.

Ensuite

Fully tiled walls in marble effect tiles with contrasting grey tiles being used on the floor.
WC, wash handbasin & heated towel rail. 1700x800mm shower with fixed shower screen, overhead rain head & hand held shower attachment.
Recessed lighting & underfloor heating.

Roof garden

Large roof terrace with Millboard composite decking flooring. Glazed screening to perimeter of roof terrace.

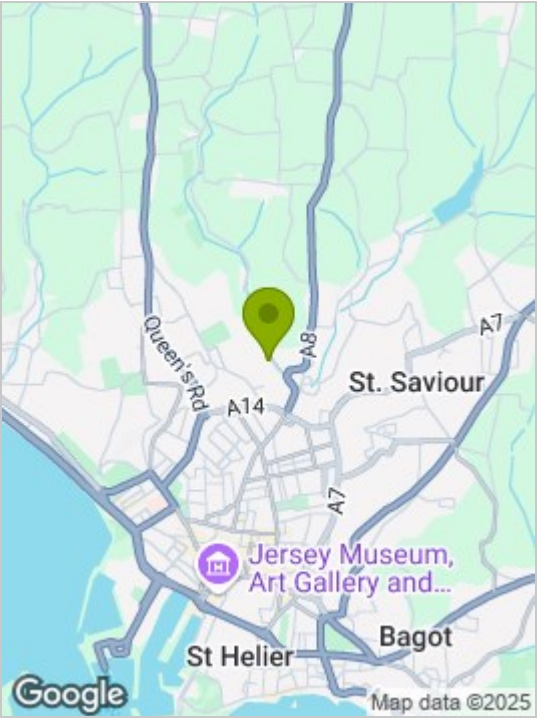
Exterior

Parking for 1 car plus garage parking.

Services

All mains excluding gas. Fully double glazed. E20+ electric heating.

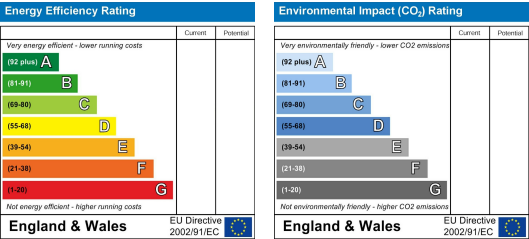
Area Map



Floor Plan



Energy Efficiency Graph



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