

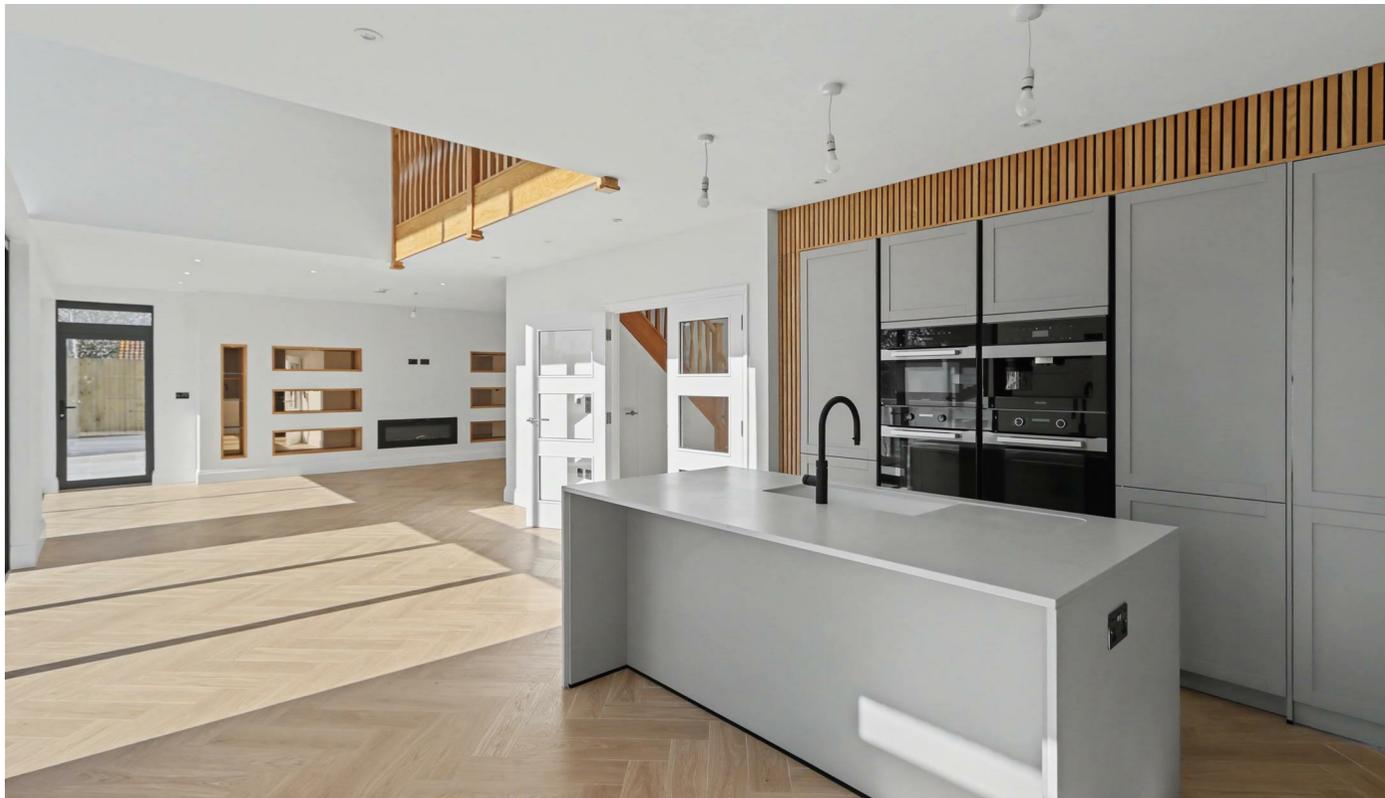


La Route Orange

, St Brelade

- New build gated development of 10 houses
 - 2 reception rooms
- Garage plus parking for 5 cars
- Underfloor heating throughout
- 5 bedrooms, 4 bathrooms
- South west facing garden
- 10 year insurance Latent defect warranty
- St Brelade

£2,250,000 Freehold



Nestled in the desirable area of La Route Orange, St Brelade, this stunning new build property offers an exceptional living experience. Built by Ashbe Construction, known for their quality craftsmanship, Spanning approximately 2,820 square feet, this detached house features five well-appointed bedrooms, and four modern bathrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious entrance hall with elegant herringbone-laid ceramic flooring that flows throughout the ground floor. The heart of the home is undoubtedly the contemporary kitchen, which boasts high-quality cabinetry, Silestone worktops, and a full suite of Miele appliances, including a coffee machine and a Quooker tap for instant boiling and chilled water. The kitchen is designed around a central island with a dedicated dining space, perfect for both casual meals and entertaining.



The ground floor also features a beautiful dining area with floor to ceiling windows that floods the space with natural light, seamlessly transitioning into a stylish sitting room equipped with a bespoke mirrored media wall and a remote-controlled electric fire. For added convenience, a utility room

and cloakroom support everyday living.

This property offers remarkable flexibility with two primary bedroom options. The ground floor bedroom is perfect for those seeking ease of access or a quiet retreat, while the first-floor primary suite includes a dressing area and an en-suite shower room, complemented by a spacious third bedroom with its own en-suite. Bedrooms four and bedroom five share a beautifully appointed family bathroom.

Externally, the property boasts ample parking for five cars, a double garage with an electric sectional door, and integrated solar and air-source heat pump technology. The south facing garden is a private oasis, featuring a lawn, patio terrace, and thoughtfully designed planting, ideal for outdoor relaxation.

Services

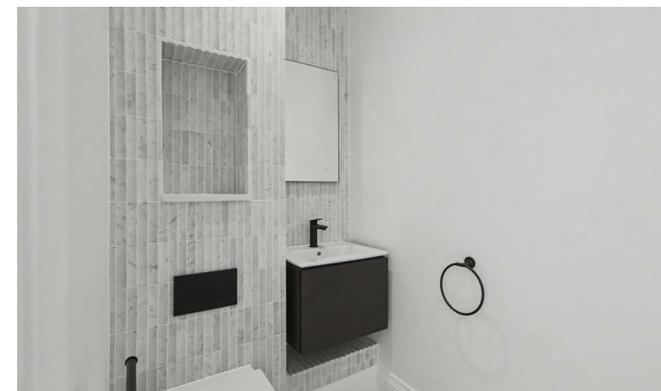
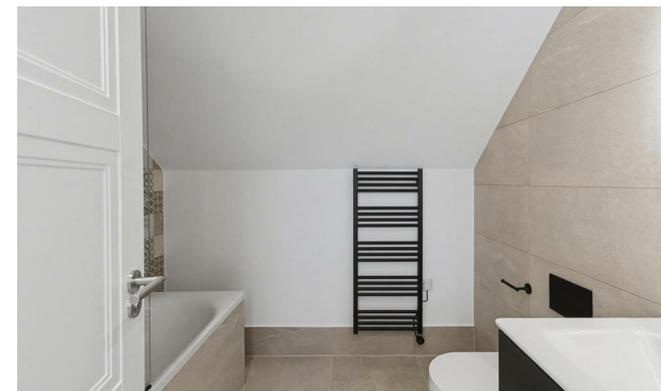
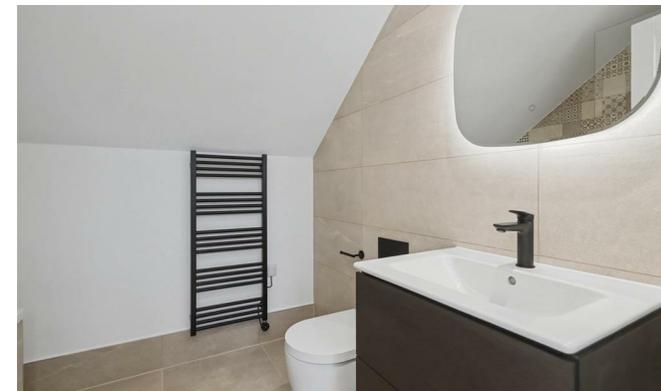
All properties come with a 10 year insurance backed latent defects warranty. All mains services excluding gas. Electric underfloor heating throughout. Rooftop solar PV paneling (eligible for potential feed-in tariffs). Double glazed. Solar controlled velux windows. Due to be completed end Feb of 2026. Service charges TBC







Local Authority
Council Tax Band **Exempt**
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.