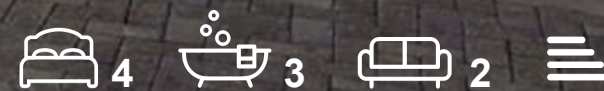




3 Melrose House La Route Orange  
, St Brelade, JE3 8GQ

£1,650,000





### 3 Melrose House La Route

, St Brelade, JE3 8GQ

Nestled in the prestigious gated community on La Route Orange, St Brelade, this stunning new build house offers an exceptional living experience. Built by Ashbe Construction, known for their quality craftsmanship, this property features four spacious bedrooms, an additional study, and three modern bathrooms, all spread across approximately 2,350 square feet over three floors.

As you enter, you are welcomed by an elegant entrance hall with herringbone-laid ceramic flooring that flows throughout the ground floor. The inviting sitting room at the front of the house boasts fully glazed double doors and a stylish media wall with an inset electric fire, creating a warm and welcoming atmosphere. At the rear, the contemporary kitchen serves as the heart of the home, complete with a central island and dining area. It is equipped with high-quality cabinetry, Neff appliances, Silestone worktops, and a Quooker tap for instant boiling and chilled filtered water. The floor-to-ceiling windows not only flood the space with natural light but also provide a lovely view of the south-west facing rear garden, perfect for enjoying sunny afternoons. A separate utility room adds practicality with space for laundry appliances and additional storage.

On the first floor, the generous master bedroom features a dressing area and an en-suite shower room, finished with elegant tiling and premium fixtures. A second spacious bedroom also includes en-suite facilities, while the







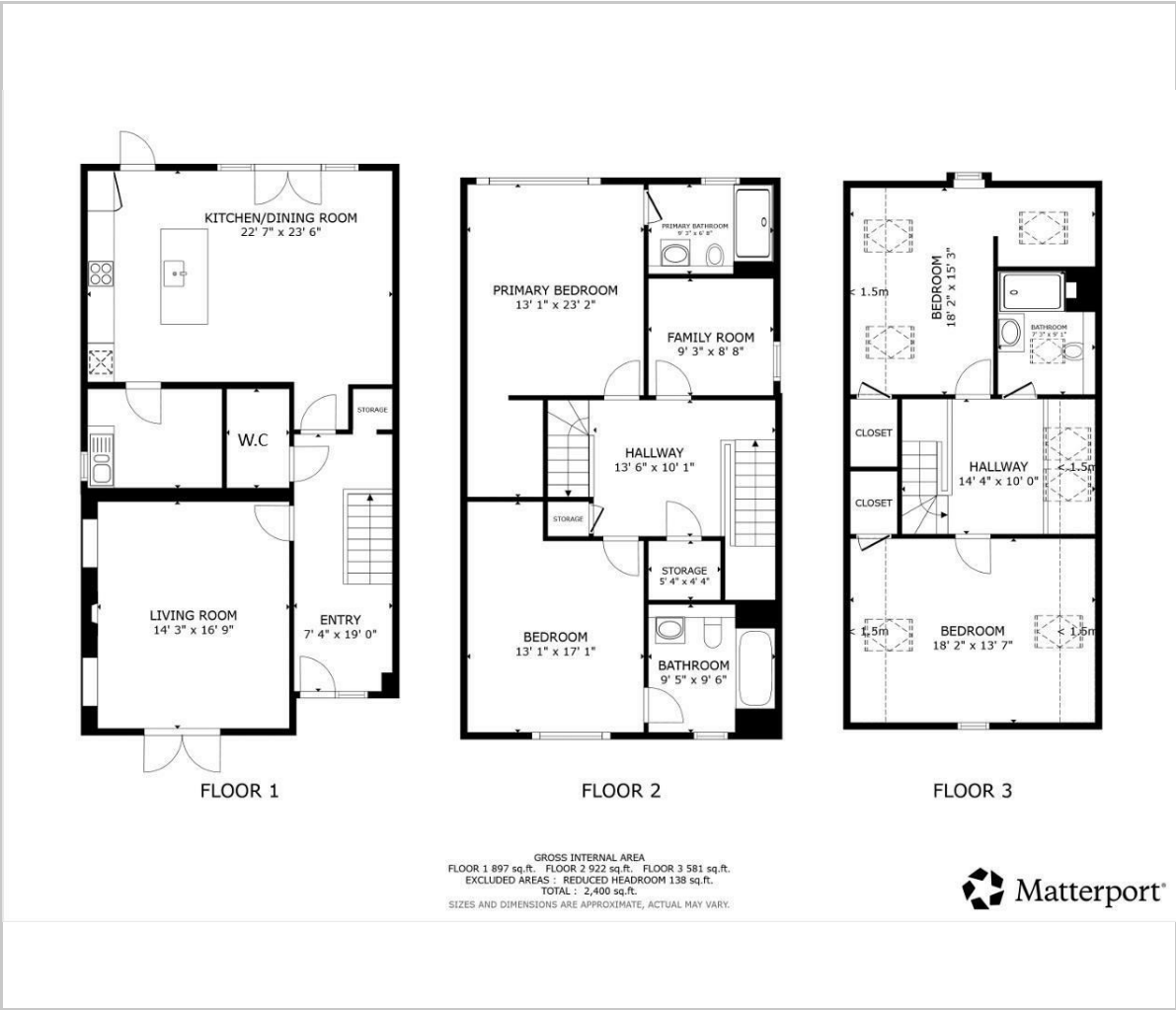
study can easily serve as a nursery or a fifth bedroom. The second floor landing, adorned with contemporary oak balustrading, leads to two further spacious bedrooms, one with a dressing area, both served by a beautifully appointed family bathroom.

This family home is ideally located next to La Moye Golf Course and is within close proximity to both primary and secondary schools, as well as being just a five-minute drive to the beach. With ample parking and a single garage, this property truly has it all,

### Services



Floor Plan



Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 Sand Street, St Helier, Jersey, JE2 3QF  
Tel: 01534 607070 Email: duty@troysjsy.com

Area Map



Energy Efficiency Graph

