



## La Route Orange

, St Brelade

- New build gated development of 10 houses
  - 2 reception rooms
  - Garage plus parking for 2 cars
  - Underfloor heating throughout
- 4 bedrooms, 3 bathrooms
- South west facing garden
- 10 year insurance Latent defect warranty

**£1,780,000 Freehold**



Nestled within the prestigious gated community on La Route Orange in St Brelade, this exquisite new build house presents an unparalleled living experience. Crafted by the esteemed Ashbe Construction, renowned for their exceptional quality, this property boasts four generously sized bedrooms, a study, and three modern bathrooms, all elegantly spread across approximately 2,520 square feet over three well-designed floors.

Upon entering, you are greeted by a sophisticated entrance hall featuring herringbone-laid ceramic flooring that seamlessly extends throughout the ground floor. The contemporary kitchen, the heart of the home, is equipped with high-quality cabinetry, Neff appliances, Silestone worktops, and a Quooker tap for instant boiling and chilled filtered water. This space flows effortlessly into the sitting room, which is enhanced by a stylish media wall with an inset electric fire, creating a warm and inviting atmosphere. The floor-to-ceiling doors and windows not only bathe the area in natural light but also offer delightful views of the south-west facing rear garden, ideal for enjoying sunny afternoons. A separate utility room adds practicality, providing space for laundry

appliances and additional storage.

On the first floor, the master bedroom is a true retreat, featuring a dressing area and an en-suite shower room adorned with elegant tiling and premium fixtures. A second spacious bedroom also benefits from en-suite facilities, while the study can easily serve as a nursery or a fifth bedroom. The second floor landing, enhanced by 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 situated next to La Moye Golf Course and is conveniently close to both primary and secondary schools, as well as being just a five-minute drive to the beach. With parking for two cars and a garage, this property is one not to be missed.

### **Services**

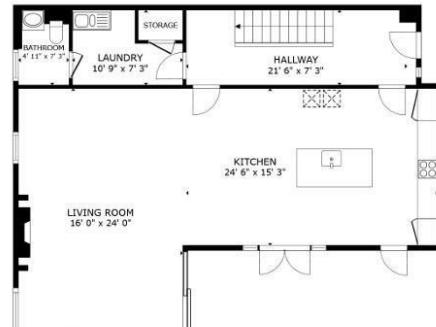
All properties come with a 10 year insurance backed latent defects warranty. All mains services excluding gas. Electric underfloor heating throughout. Rooftop solar PV paneling (eligible for potential feed-in tariffs). Double glazed. Solar controlled velux windows. Due to be completed end Feb of 2026.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



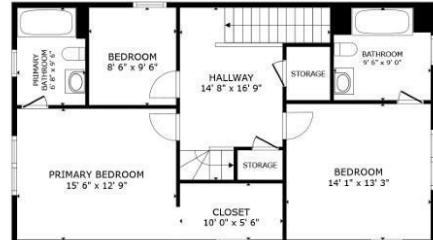




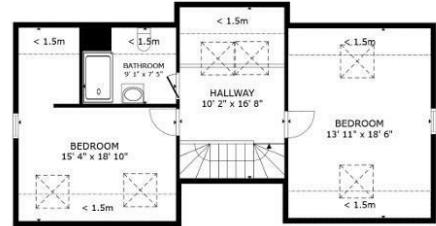
Local Authority  
Council Tax Band **Exempt**  
EPC Rating



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 1,056 sq.ft. FLOOR 2 909 sq.ft. FLOOR 3 553 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 172 sq.ft.  
TOTAL : 2,518 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®

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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.

