



FC195

**6, MELROSE DEVELOPMENT, LA ROUTE ORANGE, ST.
BRELADE, JERSEY, JE3 8GQ**

Asking Price

£1,495,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD – This beautifully designed home offers exceptional modern living across three well-proportioned floors, thoughtfully arranged to provide comfort, versatility, and style. Situated within a desirable residential setting, the property delivers an impressive combination of spacious accommodation, quality finishes, and a layout perfectly suited to contemporary family life.

Offering over 1,500 sq ft of accommodation, the home features three generous double bedrooms, three bathrooms, and superb open-plan living, complemented by a private garden and an integrated garage.

The ground floor presents a welcoming entrance hall leading directly into a bright and expansive kitchen / living area, designed as the heart of the home. With generous proportions and dual access to the garden, the space is ideally suited to both everyday living and entertaining. A separate utility room, cloakroom, and internal access to a large single garage complete this level, ensuring practicality alongside style.

The first floor provides two excellent double bedrooms. The premier bedroom offers impressively large floor space and ample room for wardrobes or dressing furniture, while the second bedroom is equally well sized, making it ideal for family, guests, or flexible use. A well-appointed house bathroom serves both rooms.

The top floor enjoys a superb private suite, featuring a large double bedroom with dressing area and an adjacent bathroom, creating an ideal retreat for residents or older children seeking their own level of privacy.

Externally, the property benefits from driveway parking, an integrated garage, and a private rear garden accessed directly from the main living space.

Outside

Large sunny rear garden

Parking

Large garage

E-charging points.

Services

Mains services excluding gas

Electric underfloor heating

Rooftop solar PV panelling

Directions

Follow Route Orange heading west. Continue straight until you approach La Moye School. Just before you reach the school, look to your right, Melrose development will be clearly visible







Approximate total area⁽¹⁾
1077 ft²
100 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.