



Melrose Development  
La Route Orange  
St Brelade  
JE3 8GQ

£1,495,000

FC193

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.

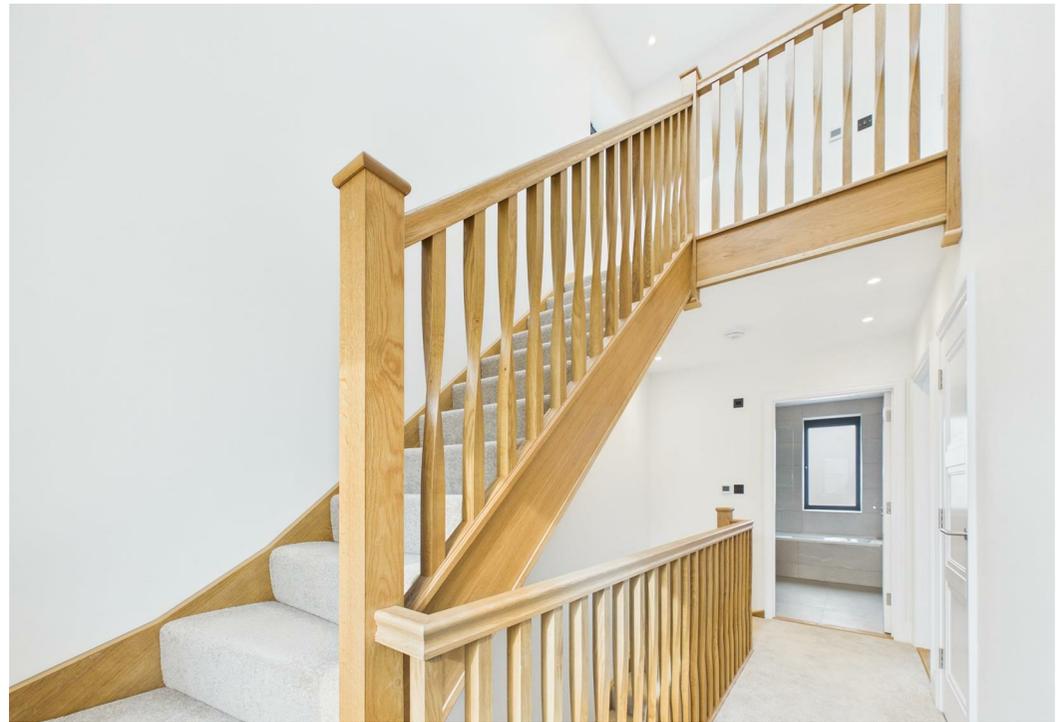
The ground floor presents a welcoming entrance hall leading directly into a bright and expansive kitchen / living area, designed as the heart of the home. With generous proportions and dual access to the garden, the space is ideally suited to both everyday living and entertaining. A separate utility 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.



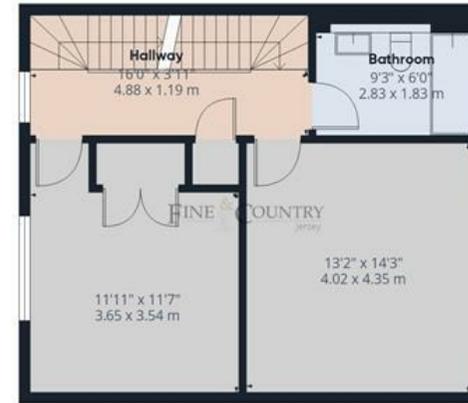








Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1961 ft<sup>2</sup>

182.1 m<sup>2</sup>

Reduced headroom

52 ft<sup>2</sup>

4.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

**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

**Call us on**

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