INTRODUCING Maison De Lavande, La Rue Du Pont Marquet, St Brelade, JE3 8DS

WILSONS Knight Frank

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Truly stunning home conveniently located within a short walk to St Brelade's Bay and everyday amenities, including Waitrose, Coop, restaurants, cafés, hairdressers, beauty salons and both primary and secondary schools. The contemporary home was completed in 2018. The accommodation is immaculately presented and wellappointed throughout comprising kitchen/diner, large sitting room, utility room and cloakroom on the ground floor. The first floor has 4 double bedrooms (including fantastic master suite), 3 bathrooms, and there is a further double bedroom with en-suite on the second floor. The enclosed low maintenance patio garden is south facing and has a large external office. Also benefiting with a garage, parking for 5-6 cars and gated entrance.

- Contemporary home
- Completed in 2018
- Kitchen/diner & large sitting room
- 5 Bedrooms, 4 bathrooms
- Low maintenance, south facing patio garden
- Garage and parking for 5-6 cars

Price £1,599,000 Qualified | Freehold



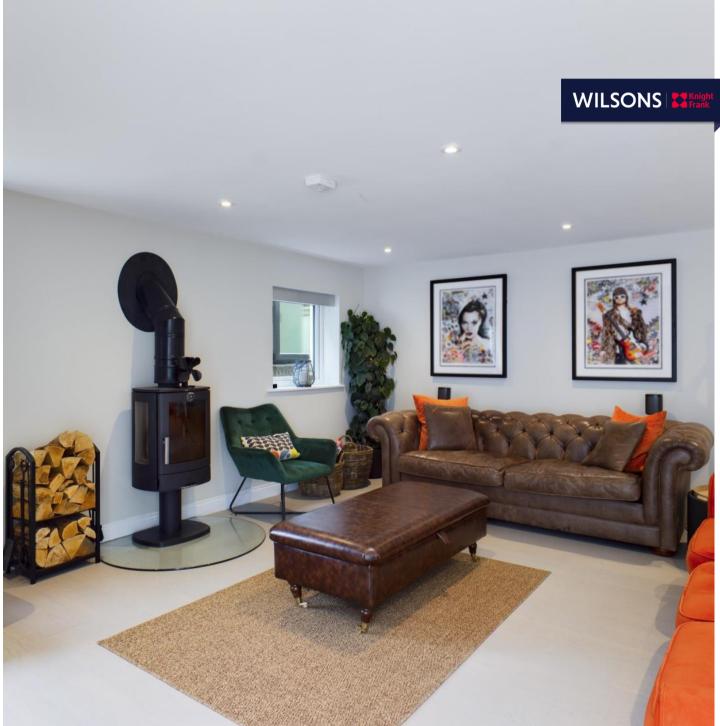












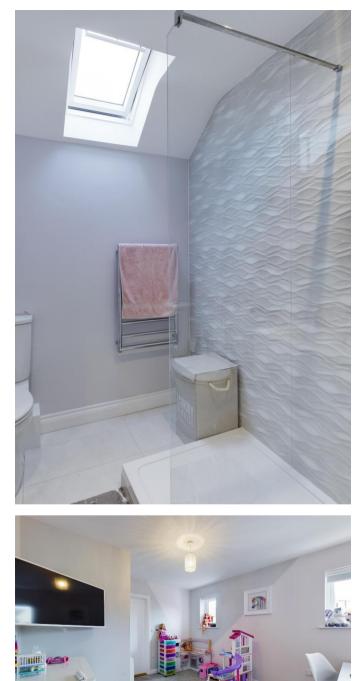






















GROUND FLOOR 1121 sq.ft. (104.2 sq.m.) approx. 1ST FLOOR 1060 sq.ft. (98.4 sq.m.) approx. 2ND FLOOR 366 sq.ft. (34.0 sq.m.) approx.

> ENSUITE 9'4" x 6'2"

2.84m x 1.89m

BEDROOM 14'7" x 13'5" 4.45m x 4.08m

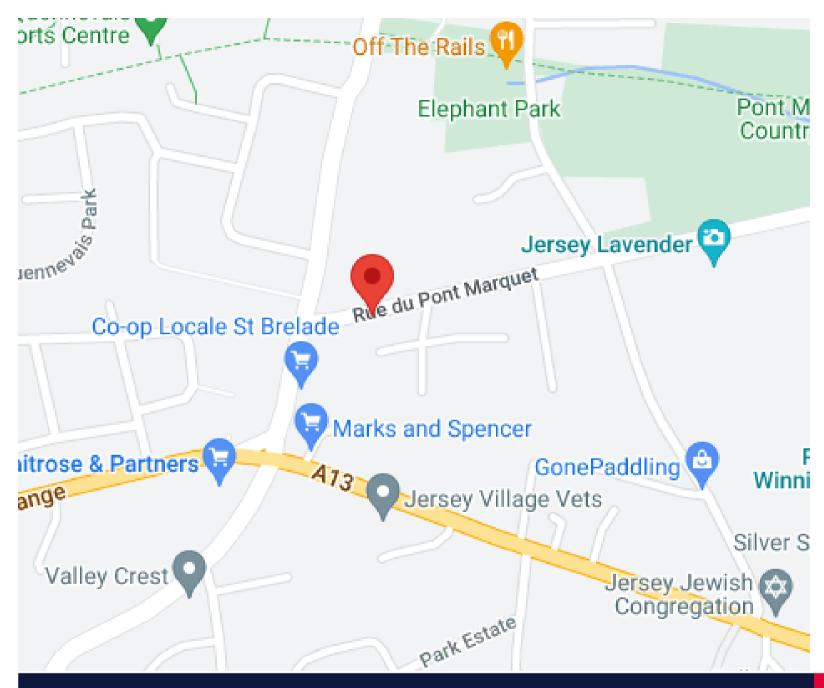
LANDING

ES STOR



TOTAL FLOOR AREA : 2547 sq.ft. (236.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



SERVICES

Mains water Mains drains Electric underfloor heating downstairs and radiators upstairs

DIRECTIONS

From La Route des Quennevais turn into Rue du Pont Marquet, Maison De Lavande is the 3rd house on the right.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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