



# LE MAISTRE ESTATES



## 9 Cranworth La Vallee Des Vaux

St. Helier, Jersey, JE2 3GA

Asking price £1,100,000



AN EXCITING OPPORTUNITY TO ACQUIRE A NEW BUILD PROPERTY ON THE OUTSKIRTS OF ST HELIER WITHIN THIS PRESTIGIOUS SEMI-RURAL GATED DEVELOPMENT OF JUST 12 TOWNHOUSES YET JUST A SHORT STROLL TO TOWN - The properties are due for completion April 2024 yet can be secured off-plan for a nominal deposit. The development is going to ooze class and sophistication which is being undertaken by master tradesman and fixtures & fittings such as kitchens, bathrooms, tiles, etc., etc are being supplied locally by Romerils. From the quality exterior sandstone finishes, each property consists of an integral garage plus parking for 1 car and there is also visitor parking. On the ground floor there is a double bedroom with en-suite bathroom and double doors out to the rear courtyard, a house cloakroom, the integral garage and timber staircase with glass panelling taking you to the first floor. On the first floor, you'll find the open plan kitchen, dining and living areas which have part glazed walls throwing plenty of light on to the hallway and a door out to the balcony from the kitchen. On the second floor you'll find a further 2 double bedrooms each with en-suite bathrooms and double doors leading to the balconies on both the front and rear elevations and stairs leading up to the huge sun trap roof terrace which is enclosed by glass & stainless steel. All balconies and the entire roof terrace have Millboard composite decking as flooring which is next to maintenance free. PUT YOUR NAME DOWN NOW TO AVOID DISAPPOINTMENT.



## Ground floor

### Entrance Hall

Entrance hall with doors to integral garage, cloakroom, bedroom 1 & stairs with timber and glass handrails to first floor.

Hallway floor finished with porcelain wood effect tiles and underfloor heating.

Recessed lighting.

### Cloakroom

Fully tiled walls with Carrara polished porcelain tiles and contrasting grey floor tile.

WC & wash handbasin.

Recessed lighting & underfloor heating.

### Bedroom 1

Double bedroom with 2 windows overlooking front of property.

Recessed lighting & underfloor heating.

### Ensuite

Fully tiled walls in Carrara polished porcelain tiles with Carrara matt tiles being used on the floor.

WC, wash handbasin & heated towel rail. 1200x800mm shower with sliding shower door, overhead rain head & hand held shower attachment.

Recessed lighting & underfloor heating.

### Integral garage

Electric garage door, lighting and electrics.

## First floor

### Hallway

Hallway with doors to kitchen / dining & living, door out to rear balcony with glazed handrail system and raised glass screens to 2 sides and Millboard composite decking as flooring. Stairs with timber and glass handrails to first floor.

Hallway floor finished with porcelain wood effect tiles and underfloor heating.

Recessed lighting.

### Kitchen / dining

Kitchen supplied by Romerils (Gallery by symphony kitchens 'New York range'), two tone colour finish, all Bosch integrated appliances & quartz stone worktops. Tiled flooring. Underfloor heating. Glazed wall in parts looking in to hallway.

### Lounge

Lounge with window & double doors out to front balcony with glazed handrail system and raised glass screens to 2 sides and Millboard composite decking as flooring.

Glazed wall in parts looking on to hallway.

Lounge floor finished with porcelain wood effect tiles and underfloor heating.

Recessed lighting.

## Second floor

### Hallway

Hallway with doors to bedrooms 2 & 3, airing cupboard & stairs to roof terrace.

Recessed lighting.

### Bedroom 2

Double bedroom with double doors out to front balcony with glazed handrail system and raised glass screens to 2 sides and Millboard composite decking as flooring.

Recessed lighting.

### Ensuite

Fully tiled walls in polished marble tiles with contrasting grey porcelain tiles being used on the floor.

WC, wash handbasin & heated towel rail. Bath with glass shower screen & overhead shower.

Recessed lighting & underfloor heating.

### Bedroom 3

Double bedroom with double doors out to rear balcony with glazed handrail system and raised glass screens to 2 sides and Millboard composite decking as flooring.

Recessed lighting.

### Ensuite

Fully tiled walls in marble effect tiles with contrasting grey tiles being used on the floor.

WC, wash handbasin & heated towel rail. 1700x800mm shower with fixed shower screen, overhead rain head & hand held shower attachment.

Recessed lighting & underfloor heating.

### Roof garden

Large roof terrace with Millboard composite decking flooring. Glazed screening to perimeter of roof terrace.

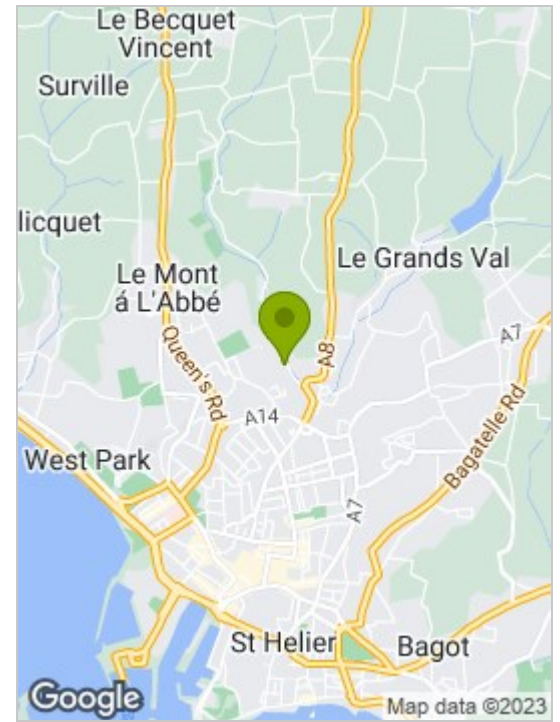
## Exterior

Parking for 1 car plus garage parking.

## Services

All mains excluding gas. Fully double glazed. E20+ electric heating.

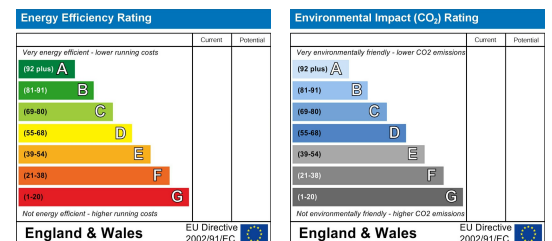
## Area Map



## Floor Plan



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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