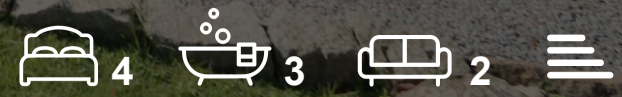




La Route De St. Aubin  
St. Lawrence, Jersey, JE3 1JW

**£2,150,000**





## La Route De St. Aubin

St. Lawrence, Jersey, JE3 1JW

Welcome to this exquisite contemporary 4-bedroom residence, epitomizing luxury living at its finest. Nestled within lush surroundings, this stunning property boasts a private swimming pool and ample parking space for up to 4 cars.

Step inside to discover a masterfully designed interior, where each of the 4 bedrooms offers spacious comfort and modern elegance. The master bedroom is a sanctuary of indulgence, complete with an en-suite bathroom for ultimate privacy and relaxation.

Entertain with ease in the expansive living areas, that seamlessly transitions between indoor and outdoor spaces. Whether you're hosting a soirée or enjoying quiet moments with family, this home offers the perfect backdrop for every occasion.

And for those who appreciate convenience, a garage provides secure storage and easy access to your vehicles, ensuring both style and functionality are seamlessly integrated into everyday living.

Welcome home to a lifestyle of sophistication and comfort, where every detail has been meticulously crafted to exceed your expectations.

Located in a great area, this property offers not just a house, but a home where you can create lasting memories. Don't miss the opportunity to make this wonderful property your own and enjoy the best of what St. Lawrence has to offer.

**Entrance hallway**  
11'9" x 18'6" (3.6 x 5.64)







Sitting room/Dining room  
16'6" x 37'4" (5.04 x 11.39)

Sitting room  
26'8" x 16'6" (8.13 x 5.04)

Dining room4  
13'3" x 9'9" (4.06 x 2.98)

Kitchen  
20'11" x 10'4" (6.39 x 3.15)

Cloakroom  
6'4" x 2'7" (1.94 x 0.79)

cloakroom Hallway  
6'11" x 2'5" (2.13 x 0.75)

Garage  
21'3" x 10'10" (6.49 x 3.32)

Second kitchen/utility room  
13'9" x 8'2" (4.21 x 2.51)

Plant room /storage room  
13'3" x 8'5" (4.04 x 2.58)



Landing  
20'2" x 10'9" (6.16 x 3.28)

Master bedroom  
15'4" x 15'1" (4.68 x 4.61)

En suite  
13'1" x 5'4" (4.01 x 1.63)

Bedroom 2  
14'9" x 10'10" (4.52 x 3.31)

En suite  
10'9" x 4'4" (3.30 x 1.33)

Bedroomv 3  
10'5" x 10'3" (3.18 x 3.14)

Bedroom 4  
10'4" x 8'0" (3.16 x 2.46)

House bathroom  
7'9" x 5'3" (2.37 x 1.62)



## Floor Plan



## Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

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.

10 Sand Street, St Helier, Jersey, JE2 3QF  
Tel: 01534 607070 Email: duty@troysjsy.com

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 