

MONTROSE



5

BEDROOMS

4

BATHROOMS

4,450

SQ FT

0.2

ACRES

POA ST. OUEN

A turn-key granite residence located within the beautiful St. Ouen. This luxurious, new build family home is being finished to the highest of standards by Anfray and Palmer Developments and is scheduled to complete in early September this year. Designed to meet all the requirements of modern living the property offers spacious living areas including a spacious sitting room with bi-folding doors leading to the garden, orangery situated off the beautiful kitchen/diner and TV room. In addition the property boasts a separate utility room, four/five bedrooms and four bathrooms. With energy efficiency at the forefront of people's minds as well as the need for a comfortable and adaptable environment, the property will feature an air-source heat pump, underfloor heating, Lutron LED lighting, a connection for Sky TV and a charger for an electric vehicle in the double garage. Externally the property benefits from a gated entrance and private drive as well as a South facing garden with swim spa.



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SITE PLAN



MONTROSE

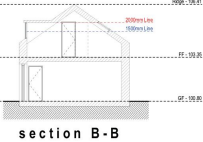
SOUTH - WEST ELEVATION



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MONTROSE

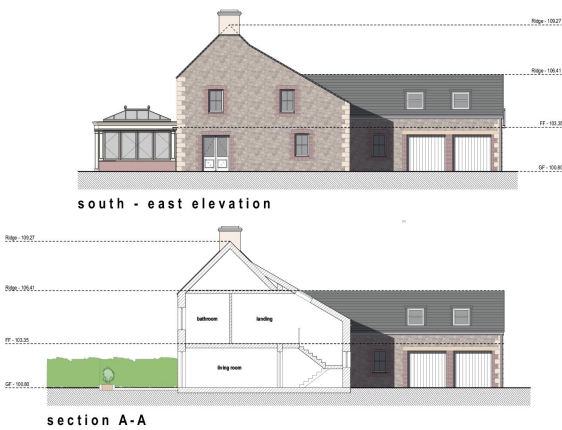
NORTH - EAST/WEST ELEVATION



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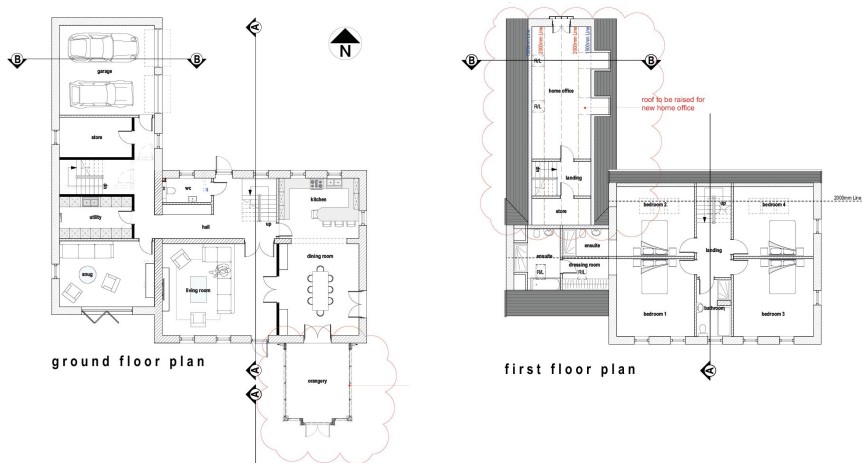
MONTROSE

SOUTH EAST ELEVATION



MONTROSE

PROPOSED FLOOR PLANS





MONTROSE
KITCHEN DESIGN



MONTROSE

KITCHEN DESIGN



MONTROSE

UTILITY ROOM DESIGN



MONTROSE

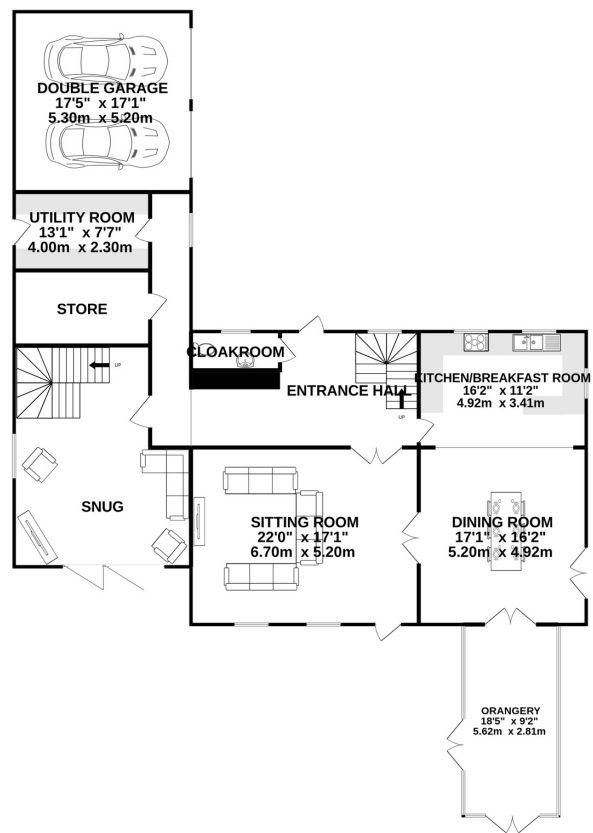
SWIM SPA



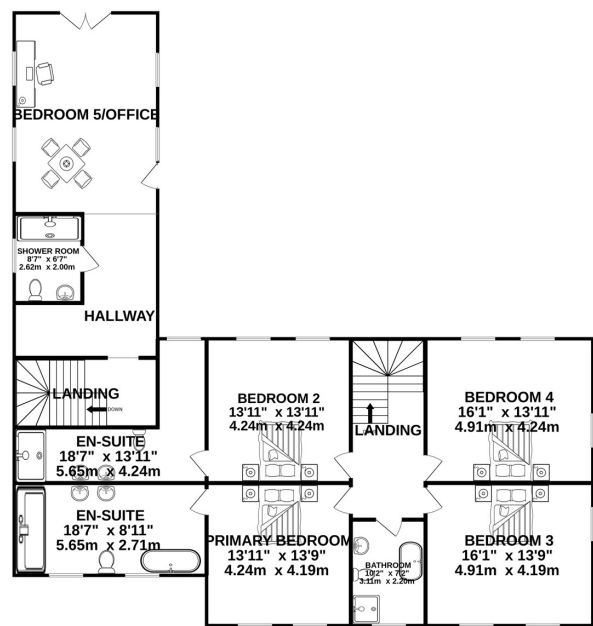
WELLIS AMAZONAS W-FLOW (EXACT MODEL TO BE CONFIRMED)



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4450sq.ft. (413.4 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.

GROUND FLOOR

Entrance Hall	22'0 x 11'2
Cloakroom	8'7 x 3'9
Kitchen/Breakfast Room	16'2 x 11'2
Dining Room	16'2 x 17'1
Orangery	9'2 x 18'5
Sitting Room	22'0 x 17'1
Snug	17'1 x 21'4
Store	13'1 x 7'3
Utility Room	13'1 x 7'7
Double Garage	17'1 x 17'5

FIRST FLOOR

Landing	7'2 x 17'5
Primary Bedroom	13'11 x 13'9
En-suite	18'7 x 8'11
Bedroom 2	13'11 x 13'11
En-suite	18'7 x 13'11
Bedroom 3	16'1 x 13'9
Bathroom	7'2 x 10'2
Bedroom 4	16'1 x 13'11
Landing	13'10 x 6'8
Hallway	13'10 x 13'10
Bedroom 5/Office	13'10 x 19'5
Shower Room	6'7 x 8'7

KEY FACTS

Completion early September 2022
 Turn-key granite residence
 Located in a beautiful part of St. Ouen
 Short drive to the beach
 Easy access to a host of cliff path walks
 Beautiful eat-in kitchen leading to the orangery
 Bespoke joinery by Lotheringtons
 Built by highly reputable local firm Anfray and Palmer Developments
 South facing garden with Wellis swim spa
 375 sqft sitting room with bi-folding doors to the garden
 Expert granite pointing

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Underfloor heating on the ground floor via air source heat pump
 Electric wall mounted heaters linked to the Lutron system
 Underfloor electric matting in the bathrooms

APPLIANCES - KITCHEN

Bertazzoni Range Cooker - PRO10513EXT
 Smeg Cooker Hood - KS110XE
 Bertazzoni Oven - F457MODMWTZ
 Bertazzoni Warming drawer - WD60Z
 Samsung American Fridge/Freezer - RS6HA8891SL/EU
 Bosch Dishwasher - SMD6ZCX60G
 Miele Wine Conditioner - KWT6321UG
 Quooker 4n1 Tap stainless steel

APPLIANCES - UTILITY ROOM

INCLUSIONS

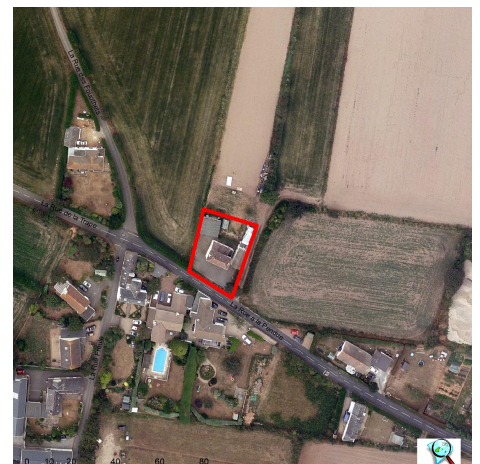
As Per Inventory

SCHOOL CATCHMENT

Les Landes
 Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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