

**1 Broadway Mews, La Petite Route des Mielles, St Brelade. JE3
8RB**

£899,950 Freehold

SOLD STC



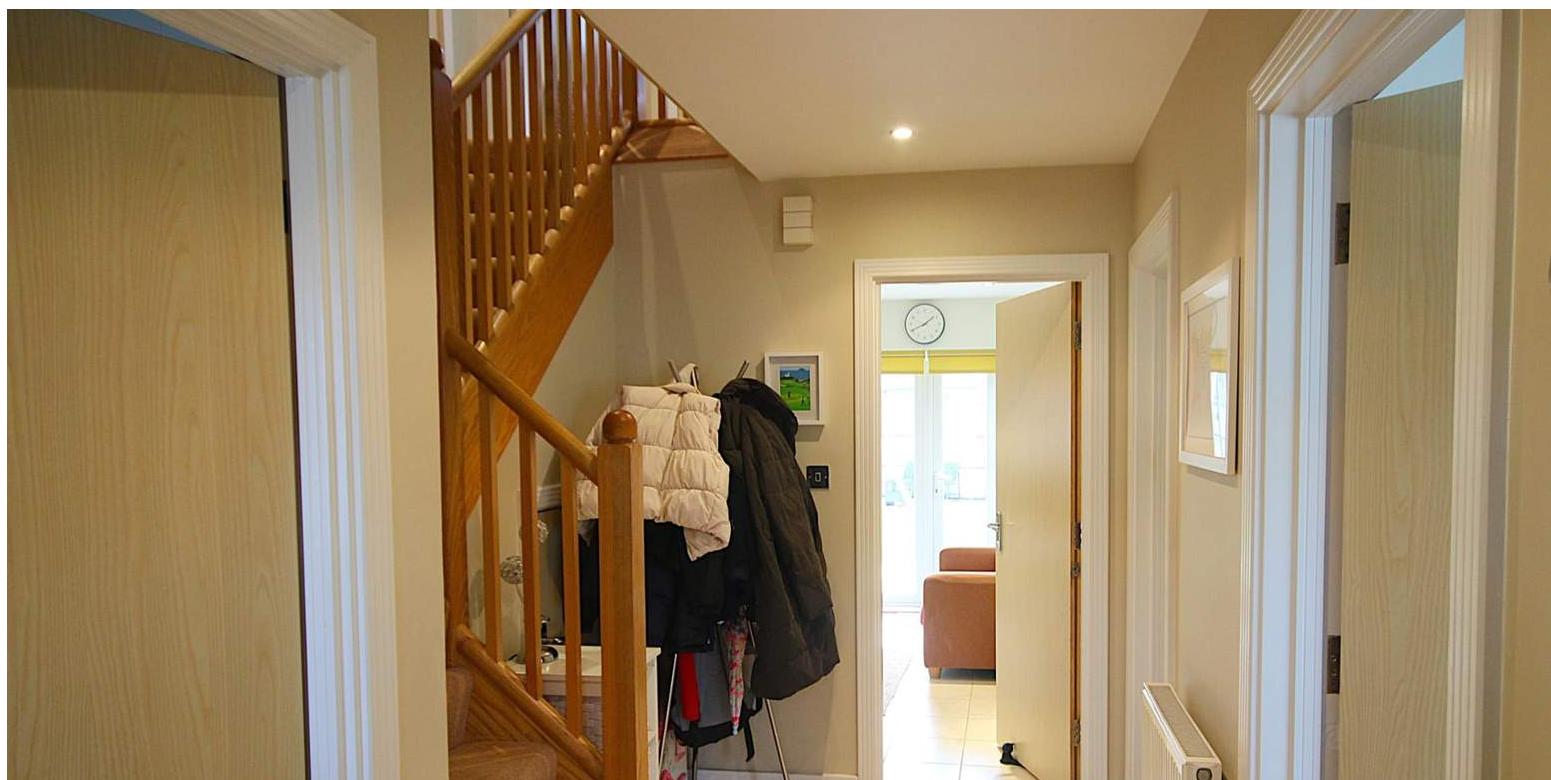
PROPERTY DESCRIPTION

This spacious detached house in St Brelade is the perfect modern family home, boasting roomy living and eat-in kitchen areas, each with double doors leading to the sunny, well-maintained garden. Furthermore, downstairs holds a double bedroom and separate shower room. Upstairs you'll find a great landing area with plenty of space and generous storage cupboards alongside two further generous double bedrooms, both fitted with air conditioning, as well as a family bathroom. The property features an integral garage and a block paved driveway with parking for 2 to 3 cars as well as an enclosed south-facing garden with plenty of space, partly lawned and part paved, complete with hot tub. Located on Broadway, a quiet cul-de-sac just off La Petite Route des Mielles, this property enjoys a popular yet peaceful location just a short stroll from the Railway Walk, shops and the new Le Quennevais School. Great bus routes in the area provide easy access to the rest of the island, making it convenient for families with children. With 3 double bedrooms, 2 bathrooms, and a total of 1281sqft of living space, this home is in great condition and ready for a new family to make this wonderful property their own.

SOLE AGENT

FEATURES

- Detached 1300sqft family home in St Brelade
- Popular yet tranquil location, tucked away on Broadway, off La Petite Route des Mielles
- Fully enclosed south-facing garden
- Driveway parking for 2-3 cars as well as integral single garage
- First time on the market since being constructed to a high standard in 2007
- Walking distance to all local amenities including Le Quennevais School, Railway Walk and shops



ROOM DESCRIPTIONS

Directions

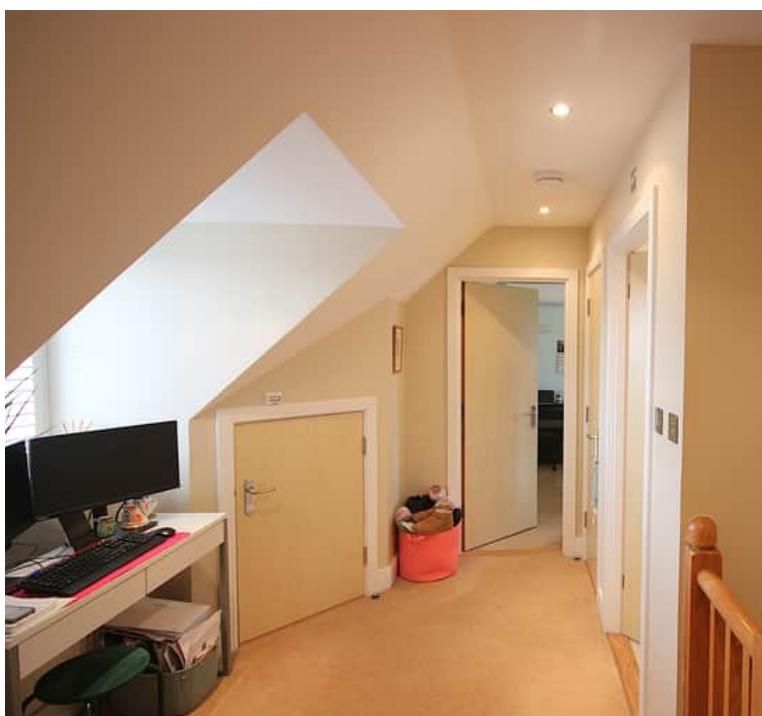
Driving on Pont du Val from La Motte Ford, turn right onto La Petite Route des Mielles, take the 2nd right onto Broadway. No1 is the 2nd house on the left.

What3Words:

<https://w3w.co/needlessly.configured.performer>

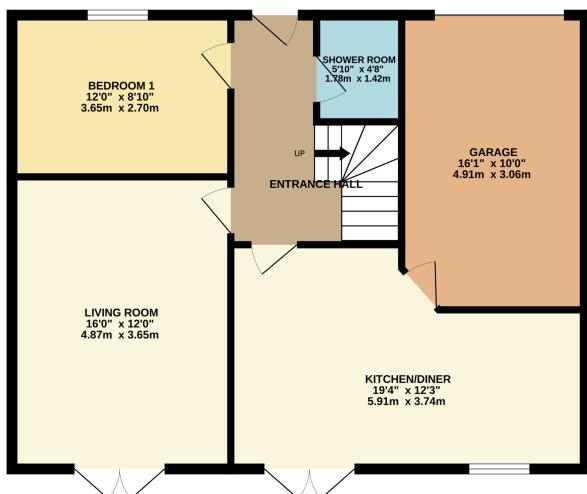




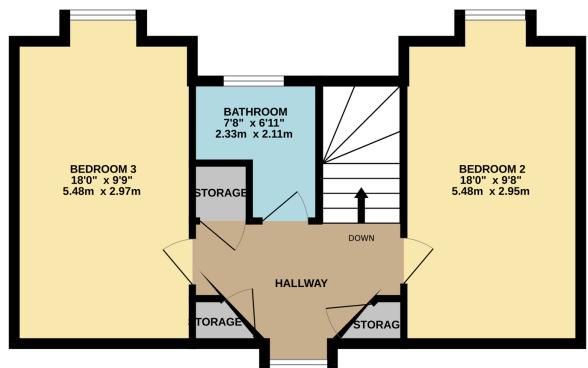


FLOORPLAN

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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.

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