



# 9, Magnolia Gardens

La Route De St Aubin



# 9, Magnolia Gardens, La Route De St Aubin, St Lawrence, JE3 1JW

Magnolia House provides a most wonderful executive family home and occupies a large plot within a select quiet cul-de-sac location in the Bel Royal area.

This stunning home has been extensively renovated and transformed to highly professional standard, to now provide a most exceptional four bedroom family home. With stunning interior design the accommodation extends to just over 2,350 sq.f of luxury living. Upon entering, there is an instant sense of space with extensive entrance hallway from which floor to ceiling windows showcase the ease of access of the heated swimming pool. Adjacent there is a beautiful 26ft living room and dining room, separate shaker style kitchen with quality integrated Neff appliances. In addition, there is a large utility/second kitchen useful for entertaining and the up and coming BBQ season, pump room/storage room, garage and cloakroom. With a few changes, this wing of the house also has potential to create a second generation option. The first floor provides four double bedrooms, two ensuite shower rooms and the house bathroom with special mention to the master suite with ample fitted wardrobes and large terrace overlooking the stunning centre gardens.

Located within just a short drive to town and across the road from Millbrook Park and the beach, this home will appeal to those seeking a high-quality standard of accommodation, with nothing simply to do but move in!

Interior viewing is highly recommended.



Parish: St Lawrence

Qualification: Qualified

Tenure: Freehold

Price £1,750,000



- Detached executive home
- Four bedroom/ Three bathroom
- High quality finish throughout
- Substantial plot
- Heated pool and manicured gardens
- Ample parking and gardens











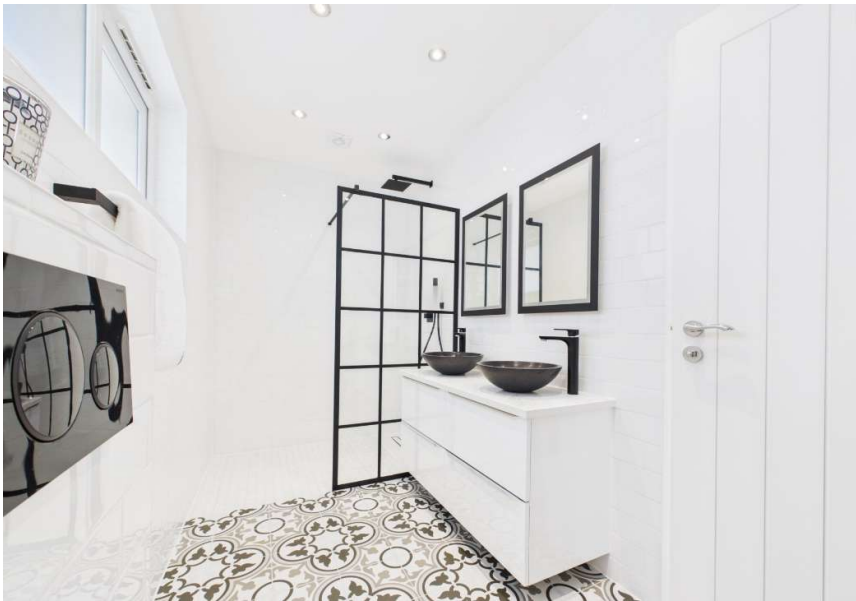












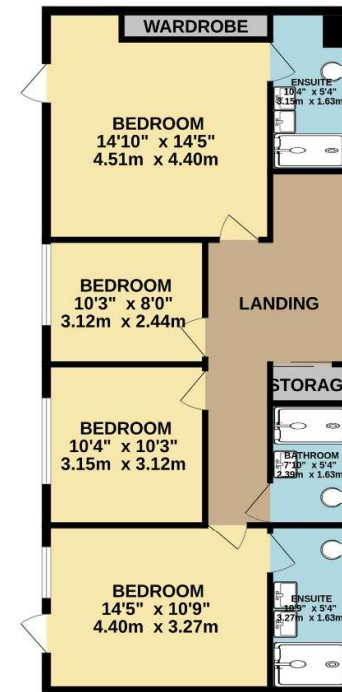




GROUND FLOOR  
1360 sq.ft. (126.3 sq.m.) approx.



FIRST FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 2329sq.ft. (216.4 sq.m.) approx.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

Mains water

Mains drains

Underfloor electric heating and OFCH

Fully double glazed

High spec insulation and new roof

+441534 877977

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37-39 Halkett Place, St. Helier, Jersey JE2 4WG

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