



Maillard  
& Co

£ 1,050,000

Elizabeth Drive, La Rue du Presbytere

For Sale



“New build, modern 3.5 bedroom home with secure rear garden, boasting rural views.”

3

Bedrooms

1

Receptions

2

Bathrooms

For Sale

## Property features

Modern new build home	Solar panels
Rural views	Electric car charger
High end fixtures and fittings	Quiet residential close
Close to schools and beaches	Two parking spaces



## Property details

New build, modern 3.5 bedroom home with secure rear garden, boasting rural views.

We are delighted to present to market, Elizabeth Drive a development of five modern and spacious family homes, located nearby to Le Rocquier School. Each property has been thoughtfully considered to provide contemporary, light and spacious homes, boasting high end fixtures and fittings and plentiful storage throughout.

We have just three detached, 3.5 bedroom homes available for purchase. Conveniently spread over three floors, comprising of spacious and light entrance, under stairs utility, fully integrated kitchen, with Neff appliances and wine cooler, ample space for dining table and sliding doors out to the tastefully landscaped lawn and paved gardens, W.C, spacious living room with sliding doors and access to the garden. First floor provides two double bedrooms, master with en suite shower room and separate house bathroom. Second floor provides a third double bedroom, study/single bedroom and separate store/ dressing room.

Externally there is allocated tandem parking for two cars and additional visitors space.

When it comes to the specification of these beautiful homes, every detail has been considered . Discover features that elevate and complement your lifestyle with elegant and premium interiors. From stylish integrated kitchens with built in wine fridges along with enviable bathrooms and economical solar panels, you can relax at home home in effortless modern style and comfort.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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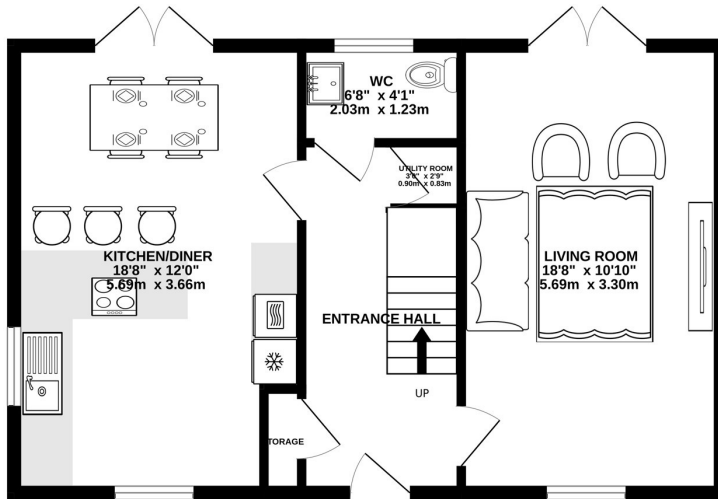




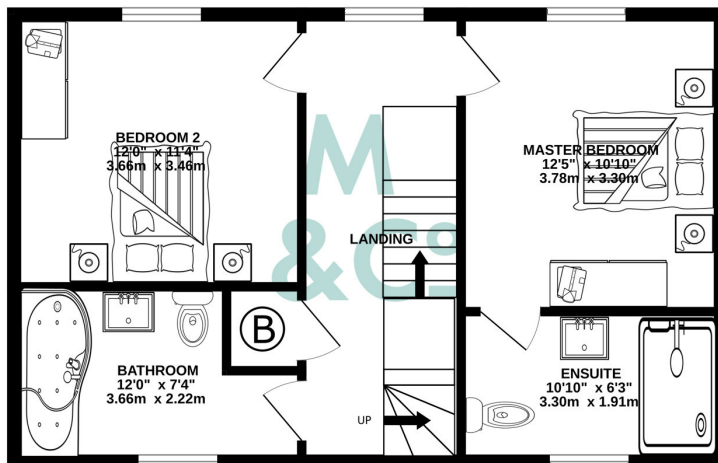




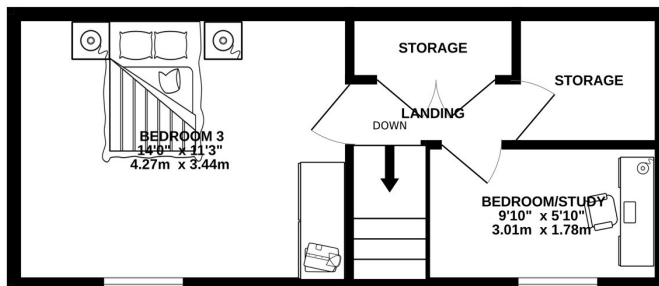
**GROUND FLOOR**  
551 sq.ft. (51.2 sq.m.) approx.



**1ST FLOOR**  
551 sq.ft. (51.2 sq.m.) approx.



**2ND FLOOR**  
305 sq.ft. (28.4 sq.m.) approx.

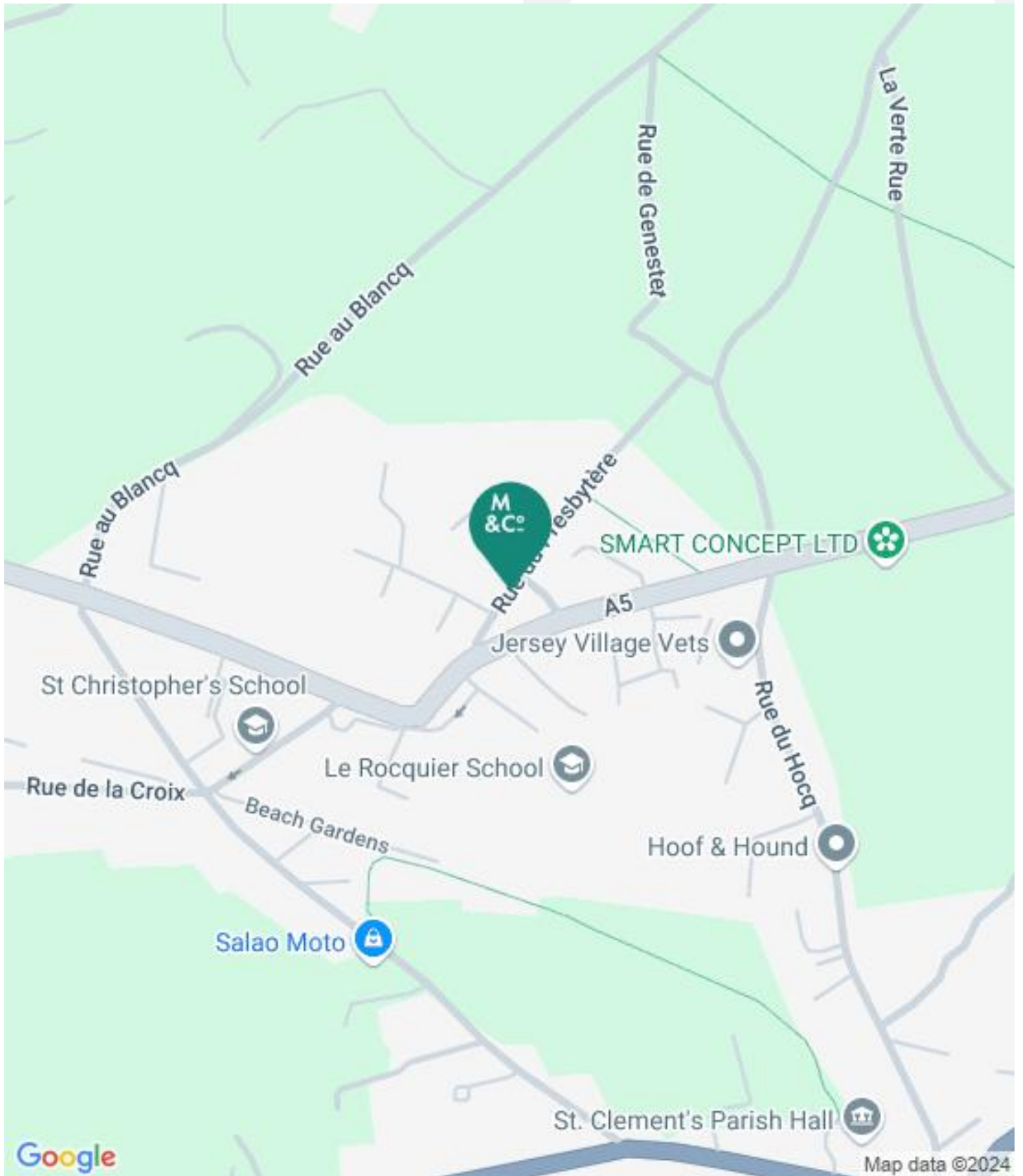


**TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.**

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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