



Hunt Estates

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Shirbarry, La Rue De Samares  
£999,000

Positioned moments from the beach at Green Island, this beautifully presented four bedroom, two bathroom contemporary home offers stylish and energy-efficient living within easy reach of local amenities, schools and the coastline.

Designed with modern living in mind, this recently built property incorporates smart technology, Lutron lighting, air conditioning and integrated media features throughout. The ground floor showcases an impressive open plan living space with resin flooring, creating a sleek and contemporary atmosphere. The modern kitchen/dining area is fitted with Neff appliances and centred around a large island, flowing seamlessly through bi-fold doors to the sunny patio and garden, ideal for entertaining and indoor-outdoor living. All glazing benefits from concealed built-in blinds, helping to maintain the clean, contemporary style while offering practical day-to-day convenience.

A separate utility room and convenient downstairs cloakroom provide excellent practicality, complementing the clean, functional and sociable layout.

Upstairs, the modern staircase rises alongside a striking granite feature wall to four well-proportioned bedrooms. The principal bedroom is a true highlight, featuring built-in sliding wardrobes, an integrated projector screen and an en-suite shower room with vaulted ceiling. The house bathroom also benefits from a vaulted ceiling and is fitted with a four-piece suite, including a built-in TV. The Velux windows are all electronically operated.

There are three further double bedrooms, each with fitted units. One is currently arranged as a home office and includes a fold-down double bed system, enabling the room to provide flexible guest accommodation while retaining valuable floor space.

Externally, the property offers a low-maintenance garden and patio area, alongside a paved driveway providing parking for two cars.

This stylish, low-maintenance and well-located home is perfectly suited to those seeking modern design, smart-home features and excellent access to the nearby coastal beaches, with St Helier also just a short drive away.

## INFORMATION

Mains Water & Drains

Eco-friendly underfloor heating

Wet Electric Heating

Double glazed

Driveway parking for 2 cars

Parish rates for 2025 were £651

Freehold and Entitled/Licensed









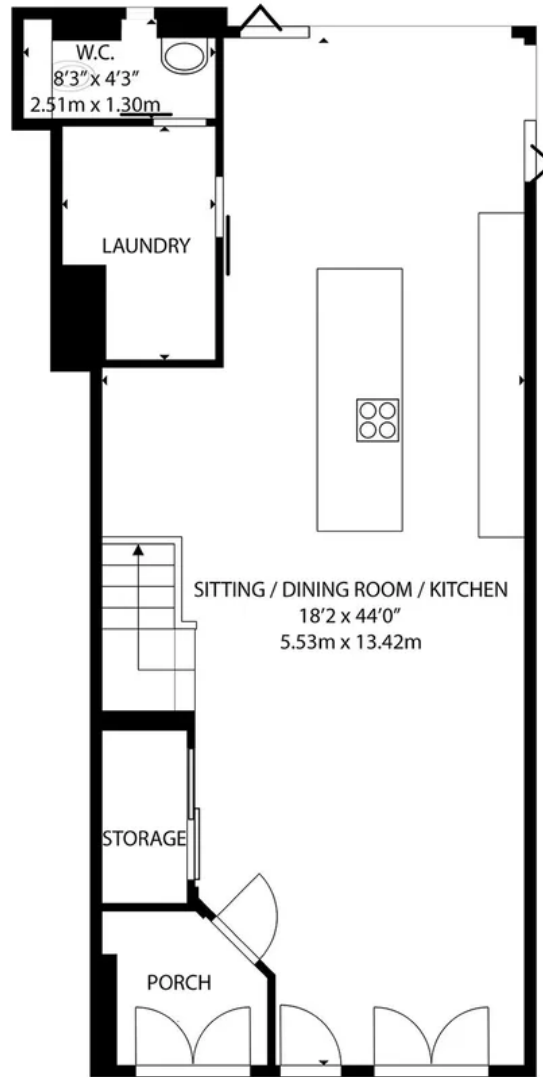




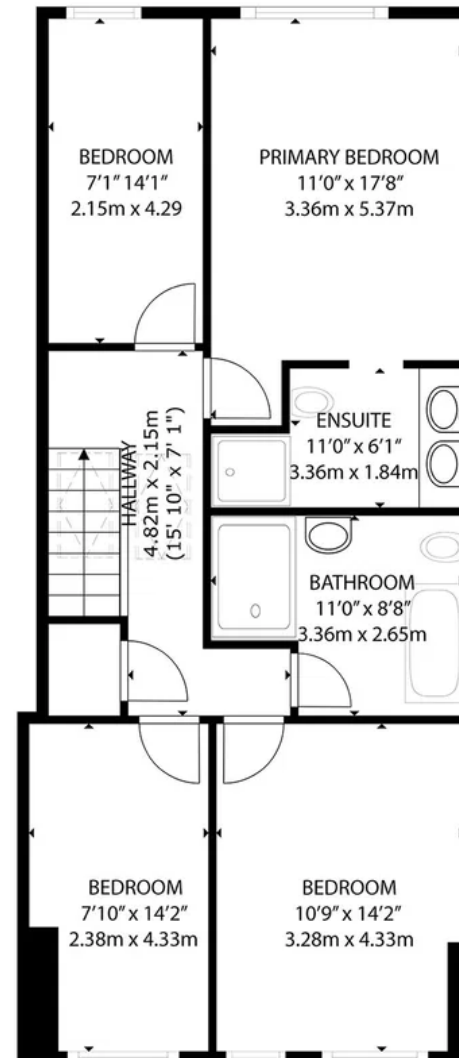








GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

GROUND FLOOR: 834 sq. ft, 77.4 m2, FIRST FLOOR: 831 sq. ft, 77.2 m2  
TOTAL: 1665 sq. ft, 154.6 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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