



TRINITY
3 BEDROOM HOUSE
ASKING PRICE £795,000 FREEHOLD

DESCRIPTION

Charming Three-Bedroom Family Home in Rural Trinity

Set in a peaceful rural location surrounded by farmland and open fields, this beautifully maintained three-bedroom, semi-detached home offers a superb combination of space, natural light, and country charm; ideal for families seeking tranquility without compromising on convenience. The ground floor opens with a bright and spacious entrance hall, leading into a generous living room featuring a striking granite wall with a wood-burning stove and sliding glass doors that flood the space with natural light and open directly onto the garden. The kitchen and dining area is equally impressive; fully equipped with an American-style fridge freezer, central island with breakfast bar, underfloor heating and a generous dining space with access to private outdoor courtyard. There is also a large modern downstairs shower room and additional WC to complete this floor. Upstairs, newly fitted carpets run throughout. There are three double bedrooms, two with fitted wardrobes, and a modernised, fully tiled house bathroom featuring both a bath/shower combination and a separate walk-in shower. The wraparound garden has been thoughtfully landscaped with patio and lawned areas, mature trees, and shrubs. A front courtyard provides further outdoor space, while the sunny rear garden enjoys spectacular views; perfect for entertaining and outdoor living. There is also loft storage with potential for conversion. The property further benefits from a detached double garage with plumbing for a washer/dryer, kitchen sink, and WC, plus loft space above. Parking is plentiful, with space for four cars in addition to the double garage. Conveniently located just a short walk from the Co-op, garages, and Rondel's Farm Shop. This is a rare opportunity to secure a spacious, move-in-ready family home in one of Trinity's most desirable and peaceful country settings.

DETAILS

Entrance Hall

Tiled flooring

Lounge

Wooden flooring
Granite feature wall
Wood burning stove
Access to garden

Kitchen/ Diner

Tiled flooring
Range of eye and base level units with integrated appliances to include ceramic hob, extractor fan, double electric oven, integrated dishwasher, warming drawer and American style fridge freezer
Centre island with breakfast bar
Underfloor heating
New boiler fitted
Tiled splashbacks
Patio doors lead to private outdoor courtyard.

Shower Room

Fully tiled
W.C. and wash hand basin
Walk in shower
Storage cupboard
Underfloor heating

Landing

Fitted carpet

Main Bedroom

Fitted carpet
Fitted wardrobes
Views overlooking fields

Bedroom

Fitted carpet

Bedroom

Fitted carpet
Fitted wardrobes

Bathroom

Fully tiled
W.C. and wash hand basin
Bath with shower mixer
Separate walk-in shower
Underfloor heating
Airing cupboard

Loft

Drop down ladder
Insulated under boards
Additional storage or loft conversion.

Garden

Lawn / Patio flooring
Mature trees and shrubs

Garage

Double garage
Plumbing for washer/ dryer
Loft storage above
Electric beeper to open, additional key entrance by utility area.
Fitted sink
Additional WC

Parking

Parking available for 4 vehicles (plus double garage)

Services

All mains services excluding gas
OFCH

Jersey Housing Qualifications

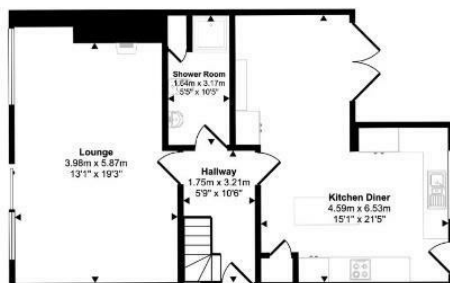
This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

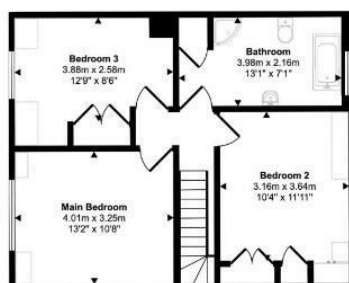
When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.



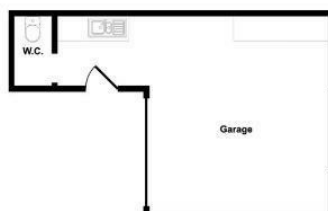
Approx Gross Internal Area
143 sq m / 1537 sq ft



Ground Floor
Approx 63 sq m / 676 sq ft



First Floor
Approx 53 sq m / 576 sq ft



Garage
Approx 27 sq m / 286 sq ft

Denotes head height below 1.5m
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Le Rossignol Estates
The Nightingales
6 La Ville du Bocage
St Peter, Jersey JE3 7AT

01534 767 767
sales@lerestates.com
www.lerestates.com

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