

Hunt | Estates



Trinity

£1,495,000

Versatile family home



Rural outlook

Large kitchen/diner

TV room

Conservatory

Playroom

Master bedroom suite

Further en suite bedroom

Safe enclosed garden

Outdoor swimming pool

Parking for 6 cars





Set in the rural parish of Trinity this delightful home has been completely modernised over recent years to create a large family home with great flow.

The heart of the home is the spacious Artizen kitchen/diner which flows seamlessly through to the TV room and further to the formal sitting room and conservatory, providing the ultimate social space for family and friends.



The tasteful use of colour throughout further enhances the charm of this property and viewing comes highly recommended by the vendor's sole agent.



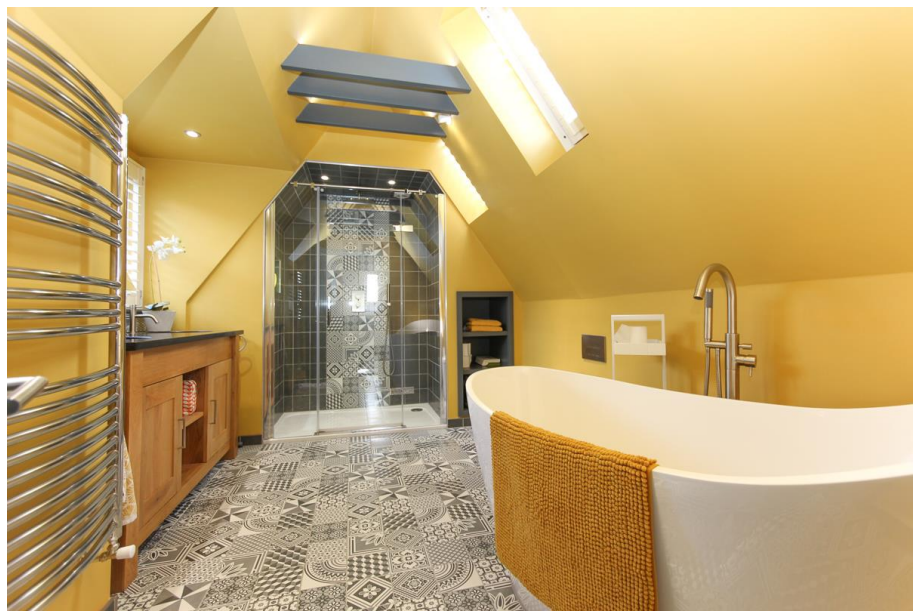
The property is a 15 minute walk to Bouley Bay with some of the best cliff path walks in Jersey and only five minutes from the charming woods at Jardin d'Olivet. Local amenities within walking distance include Woodside farm shop, the Trinity Arms Pub, and the local primary school.





Comprises: Spacious entrance hall, sitting room with wood burner, TV room, kitchen/diner with two sets of bi fold doors to the garden, utility, office/play room, conservatory, shower room/W.C., gym/guest room and large single integral garage.







First Floor: Master bedroom with quality fitted wardrobes, a walk through dressing room and a stylish en suite bathroom, second double bedroom with dressing room and en suite shower room, two further bedrooms with rural outlook and far reaching views, and a house bathroom.

Exterior: Large south facing enclosed garden mainly laid to lawn with low maintenance well planted borders, patio area, sunken trampoline and fenced in swimming pool with electric pool cover, diving board and slide. There is a large single garage and parking for a further five cars.





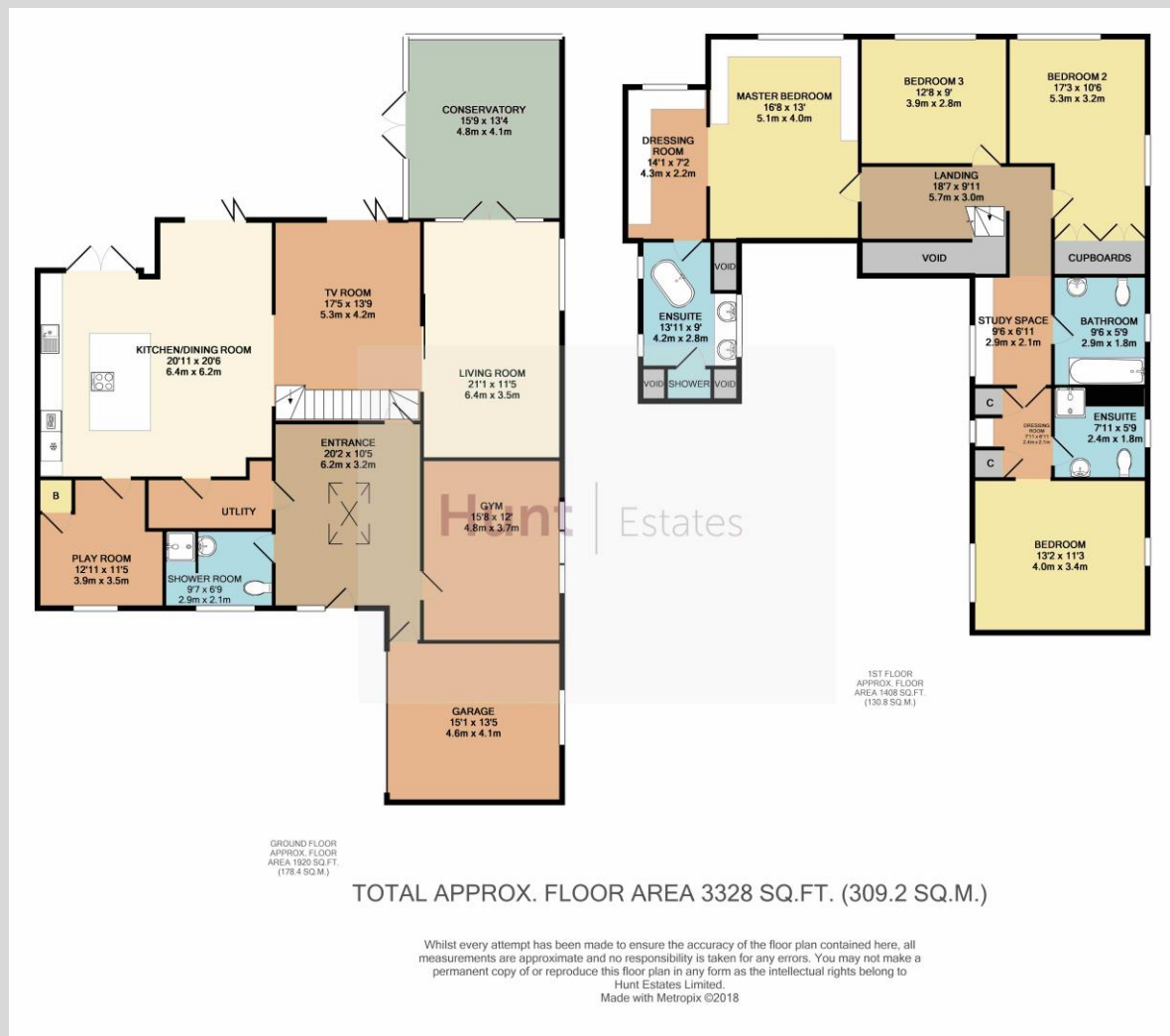
SERVICES:

Services: Mains drains. Oil fired central heating. Under floor heating in kitchen/diner and the master suite.

The property also benefits from solar panels which can be used to heat the swimming pool.

Parking: Large single garage plus a further five spaces.

Category and Tenure: Freehold and Entitled



Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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