

Trinity
£1,350,000



Hunt | Estates

Superb Family Home

This newly built 4/5 bedroom detached family home offers space and flexibility for a growing family. It is traditional in design but offers all the comforts of modern day living.

The whole house has been beautifully and thoughtfully designed and finished with quality fixtures and fitting throughout.

Situated within walking distance to the grocery store and pub and is on a bus route, with lovely countryside and cliff path walks just a moment away, this property will offer its new owners a great home and viewings are highly recommended.

Hunt | Estates

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The sitting room has a real fire and bi-fold doors which opens on to the south facing garden and patio area, creating a great space for entertaining and family celebrations.



The kitchen/dining room has integrated SMEG appliances, a wine cooler, instant boiling hot water tap and built in storage. This room also benefits from bi-fold doors leading on to the outside space, all adding to the flow of the property.

From the kitchen there is a large utility with ample storage including a cupboard housing the washing machine and tumble drier, a lovely farmhouse sink and a door to outside making this space a multi purpose utility/boot room. Also leading from the kitchen is a study.





The main bedroom has a dressing room and en suite bathroom. There are 2 further en suite bedrooms, one benefitting from a walk in storage cupboard.

On the top floor is the fourth bedroom plus a superb office/playroom/cinema room space with vaulted ceiling and eaves storage. This is a perfect space for teenagers to entertain their friends, office, for children to play or even a man cave or craft room. The possibilities are endless!

From the upper floors there are far reaching views across the countryside to the sea.

FEATURES

Newly built detached house
4 double bedroom, 4 bathroom home
5th room with vaulted ceiling ideal games room
Sitting room with real fire
Great storage throughout
Double garage and parking for up to 2 cars
South facing garden and patio

SERVICES

Mains water and drains
Wet electric under floor heating to each floor
Wooden double glazed windows

PARKING

Double garage with electric doors and roof storage
Additional parking for up to 2 cars
Side access to garden/patio from the garage for safely getting small children to the house

CATEGORY AND TENURE

Freehold and Entitled





COMPRISING

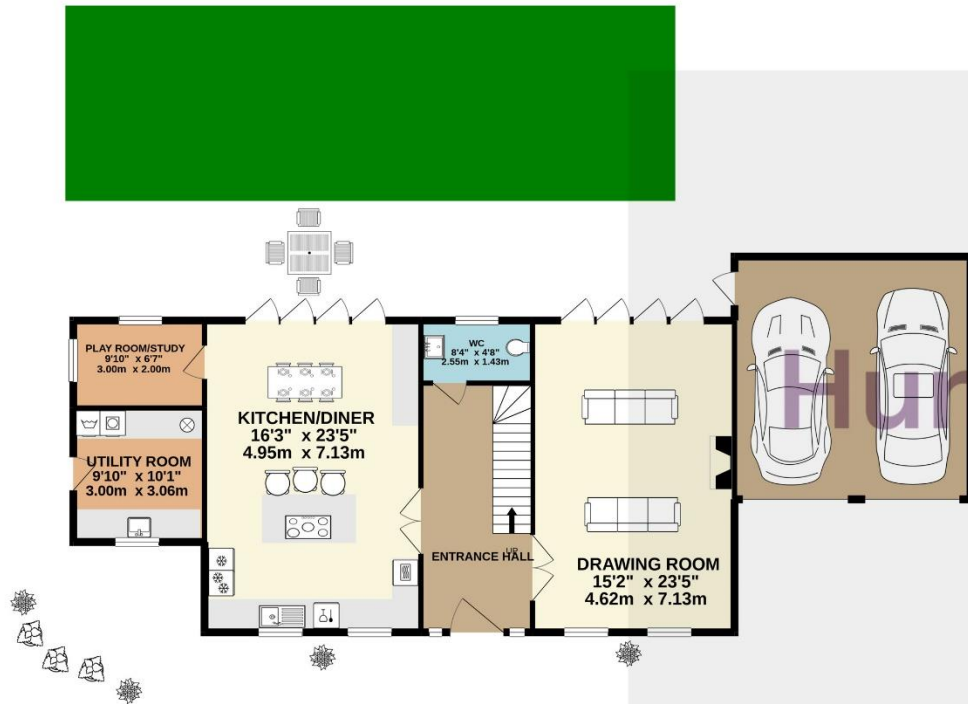
Entrance hall, sitting room, kitchen/dining room, utility, study, and WC.

On the first floor is the main bedroom with en suite bathroom and dressing room, and 2 further en suite bedrooms.

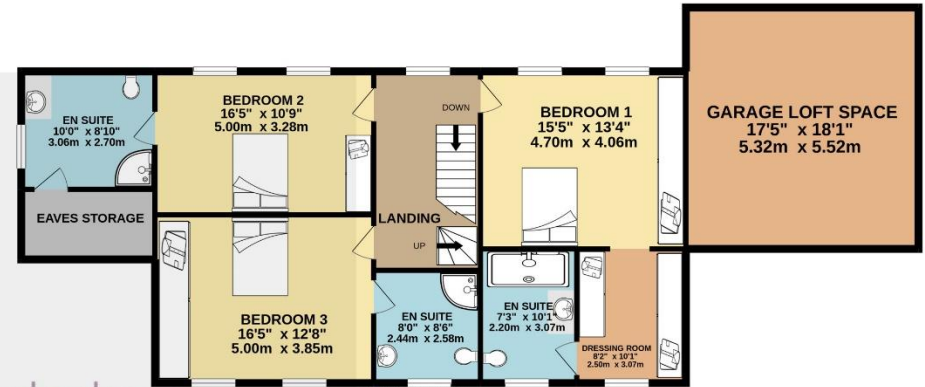
On the top floor there is a fourth double bedroom, house bathroom and a fifth room which could be used as an office/playroom/cinema room.



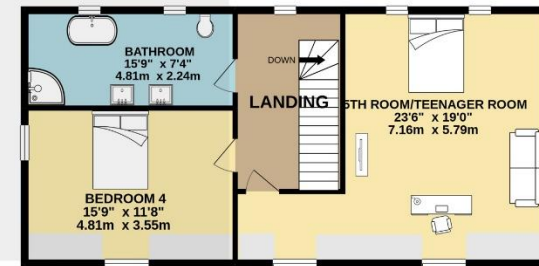
GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR
1389 sq.ft. (129.0 sq.m.) approx.



2ND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 3544 sq.ft. (329.3 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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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