



Hunt Estates

Large Three Bedroom House in a Rural Location  
Trinity, Jersey

## LARGE THREE BEDROOMM HOUSE IN A RURAL LOCATION

This delightful end-of-terrace granite property is situated in the rural parish of Trinity. The location places it just a brief drive away from Bonne Nuit and within walking distance of the cliff paths above Bouley Bay, as well as nearby amenities including the Primary school and the Trinity Arms pub.

The ground floor of this well-maintained family home encompasses a cloakroom, a kitchen featuring a service hatch and a generously proportioned sitting/dining room that seamlessly connects to a conservatory leading out to the garden.

On the upper floor, the property offers three bedrooms, comprising a primary bedroom with an en-suite bathroom and dressing room, a further double, and one comfortable single, complemented by a well-designed house bathroom.

Moreover, the residence boasts an enclosed garden to the side and a two-tiered private garden at the rear, complete with an elevated decking area that overlooks scenic views of the adjacent agricultural land, as well as a charming Indian stone patio. The garden enjoys sunlight throughout the entire day.

Additionally, an integrated garage and parking for up to four cars enhance the property's practicality.



















## FEATURES

- Three-bedroom end of terrace
- Two bathrooms plus cloakroom
- Large corner plot
- Rural location
- Private garden basks in daylong sunlight
- Walking distance to the Bouley Bay cliff paths

## INFORMATION

- Main drains and borehole water
- Mains water ready to connect on the boundary
- Oil fired central heating
- Double glazed
- Single garage and parking for 4 cars
- Parish rates for 2022 were £503.56
- Freehold and Entitled/Licensed



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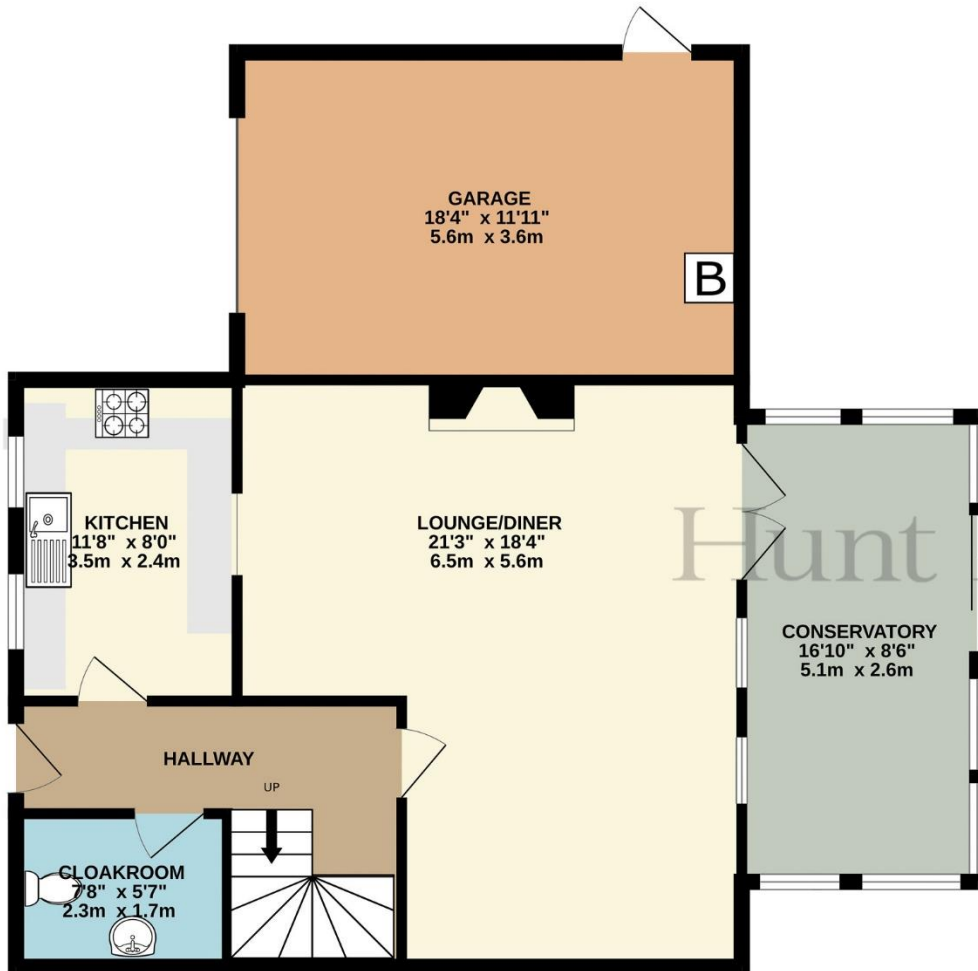


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Property Negotiator

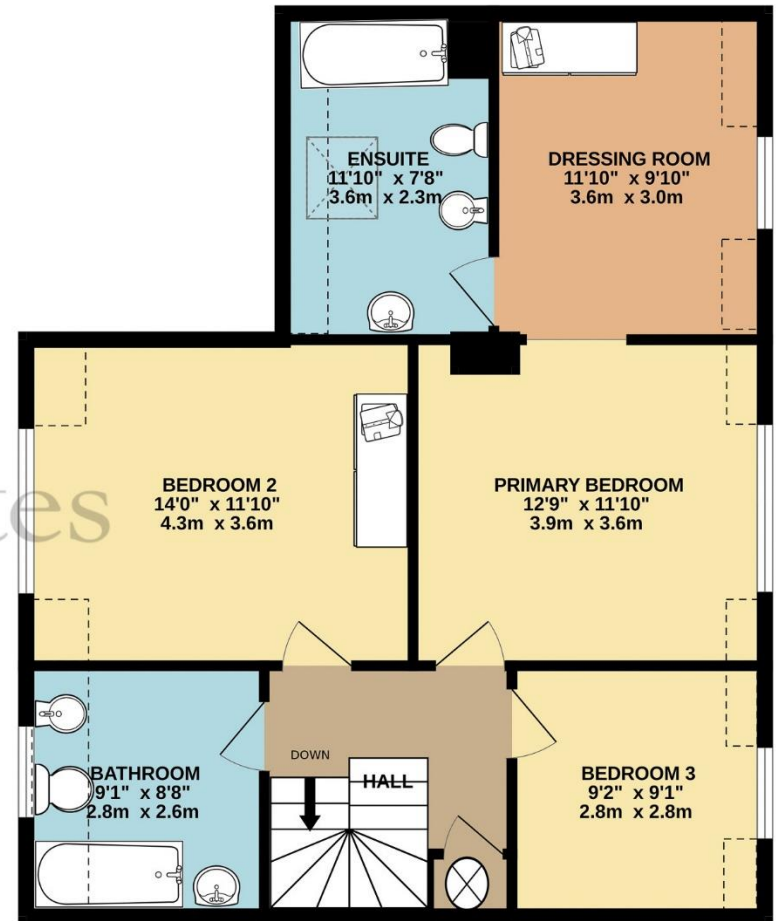
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GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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