



LE MAISTRE
ESTATES



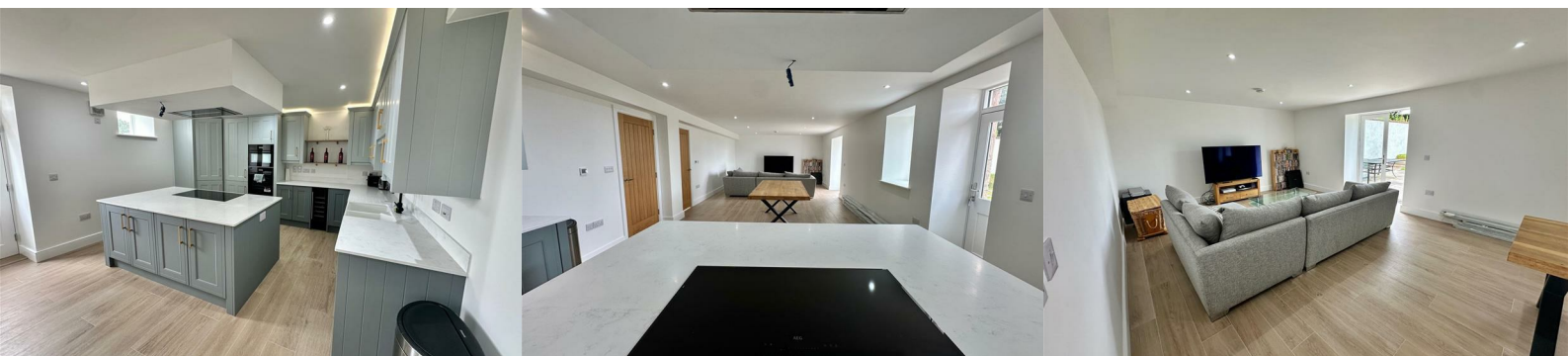
3, Les Petits Canons La Grande Route De St. Jean

Trinity, Jersey, JE3 5FN

Asking price £1,295,000



LAST ONE REMAINING - TRINITY - NEW FARMSTEAD DEVELOPMENT - A GRANITE 4 BEDROOM, 4 BATHROOM FAMILY HOME - Situated on a new development of just 4 properties. Unit 3 at Les Petits Canons is a very spacious, mid-terrace property approximately 2,055 ft² in total and set out over three floors. The property itself has always been part of a granite barn attached to the main house and is a brand new build within an old granite shell. Currently being built to a very high standard and in compliance with current building bye-law control standards, On the ground floor you'll find a very welcoming entrance hall with a coat & boot storage cupboard, a cloakroom, utility room, and a south facing open-plan kitchen and dining room with pocket doors leading to the great sized living room. Both rooms have access out to the garden. On the first floor you'll find the master suite with stunning rural views, a dressing area and an en-suite with a bath as well as a shower, There is a second double bedroom with en-suite, a single bedroom and a house bathroom. On the second floor there is a further en-suite bedroom. Outside the south facing garden is split level. The lower area has a natural stone terrace perfect for al-fresco dining and the remaining area is laid to grass. Steps take you up to a raised grass area perfect for taking in the rural views. The property also benefits from the paved communal courtyard, designated parking for 3 cars with electric charging point, a communal bike store, communal bin store & it's own pigsty for further storage. The property is on a great bus route with the nearest bus stop only 50 yards away, it's approximately a 30 minute walk in to town yet a 5 minute drive. There are plenty of amenities including a couple of farm shops, butchers, garden centre, co-op & a pub with dining all within strolling distance and it has plenty of countryside walks on its doorstep. Due to Les Petit Canons' location, all Island schools are within easy reach.



Ground Floor

Entrance Hallway

Welcoming entrance hall with coat & boot cupboard, doors to downstairs cloakroom, utility room, kitchen / dining & living room. Carpeted stairs to first floor with under stair storage. Tiled flooring with underfloor heating. Recessed lighting.

Down stairs cloakroom 7'8" x 7'8" (2.36 x 2.353)

Tiled floor with underfloor heating. wall hung WC & wash hand basin. Recessed lighting. Frosted window.

Kitchen / Dining 19'11" x 15'0" (6.075 x 4.597)

A range of high and low colour contrasting kitchen units, quartz worktops with under mounted Belfast sink and up-stands with integrated AEG appliances including a multi-function oven, combi microwave oven & fridge / freezer. There is also an under counter wine cooler and the central Island also with quartz worktops has an integrated 5 zone induction hob with a powerful extractor fan above. Pocket doors open on to the living room. Tiled flooring with underfloor heating. There are two windows overlooking the south facing garden and door out to the garden. Recessed lighting.

Utility 8'4" x 7'8" (2.55 x 2.353)

Range of cupboards complimenting the kitchen units. Quartz worktops with inset composite sink & drainer. Tiled flooring with underfloor heating. Recessed lighting.

Living Room 19'1" x 15'0" (5.828 x 4.597)

Large living room with patio doors opening on to the garden. Pocket doors opening on to the kitchen. Recessed lighting.

First Floor

Landing

Carpeted landing with airing cupboard, doors to master suite, bedrooms 2 & 3 and house bathroom. Carpeted stairs to second floor.

Master Bedroom 13'7" x 12'0" x 7'8" x 7'2" (4.152 x 3.673 + 2.353 x 2.2)

Double bedroom laid to carpet with window overlooking the garden and field beyond, dressing area and door to en-suite. Recessed lighting.

En-suite 8'6" x 8'1" (2.603 x 2.488)

Fully tiled walls & floor with underfloor heating. Bath with shower attachment, walk-in shower and screen, wash hand basin set within unit with mirrored cabinet above, wall hung WC & heated towel rail. Frosted window. Recessed lighting.

Bedroom 2 15'1" x 9'4" (4.602 x 2.85)

Double bedroom laid to carpet with window overlooking the garden and field beyond, and door to en-suite. Recessed lighting.

En-suite 7'9" x 6'9" (2.375 x 2.077)

Fully tiled walls & floor with underfloor heating. Corner shower, wash hand basin set within unit with mirror above, wall hung WC & heated towel rail. Recessed lighting.

Bedroom 3 15'1" x 9'3" (4.602 x 2.825)

Single bedroom laid to carpet with window overlooking the garden and field beyond. Recessed lighting.

House Bathroom 7'10" x 7'9" (2.4 x 2.375)

Fully tiled walls & floor with underfloor heating. Bath with over head shower and screen, wash hand basin within unit with mirror above, wall hung WC & Heated towel rail. Recessed lighting.

Second Floor

Bedroom 4 15'7" x 12'3" (4.77 x 3.735)

Single bedroom laid to carpet. Recessed lighting. 2 velux windows. Door to en-suite.

En-suite 8'0" x 3'10" (2.45 x 1.185)

Fully tiled walls & floor with underfloor heating. Walk-in shower with enclosure, wash hand basin within unit mirrored cabinet above, wall hung WC & heated towel rail. Recessed lighting. Velux window.

Garden

South facing split-level garden with rural views. On the lower level there's a natural stone paved terrace area to enjoy al-fresco living and the remaining area turfed. Steps take you up to a raised turfed area affording views over the field beyond..

Pig Sties

1 pigsty per unit for additional storage.

Parking

Designated parking for 2 cars within the parking area. Electric charging point. Gravelled surface within a gravel grid system for ease of maintenance and to counteract pot-holing.

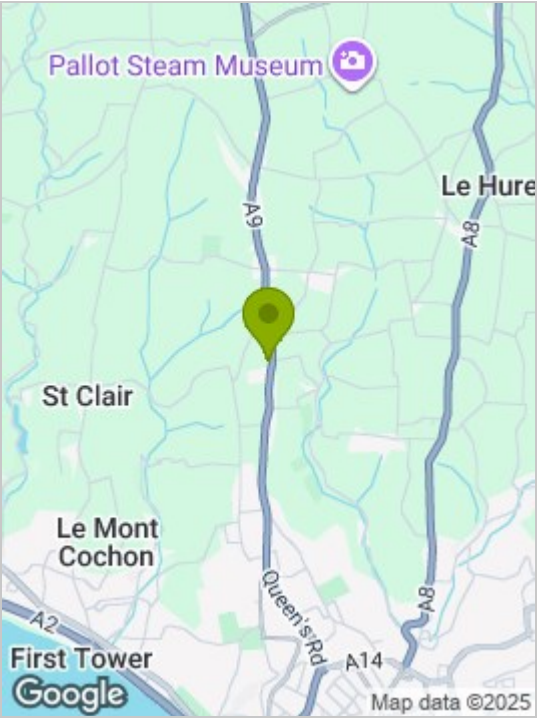
Bike Storage

Communal bike storage unit

Services

All mains excluding gas. Mains drains. Mains water. Fully double glazed. Economy 20+ heating

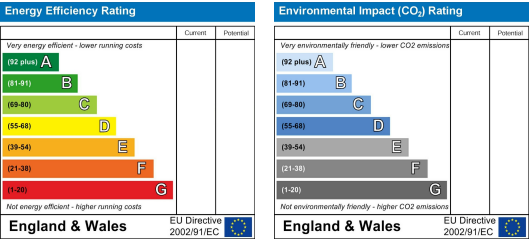
Area Map



Floor Plan



Energy Efficiency Graph



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