



FC059

**LA NOUVELLE CROIX LA RUE GUERDAIN, TRINITY,  
JERSEY, JE3 5DJ**

Asking Price

**£1,495,000**

**FINE & COUNTRY**  
JERSEY

## Property details

FREEHOLD - Situated on a spacious plot in Trinity, this detached family home offers an abundance of entertaining space, with five distinct reception rooms on the ground floor. From the main hallway there is a well-appointed living room to the left, with imposing new glass doors allowing plenty of natural light and a neat WC opposite. Upon arrival from the driveway, a welcoming boot room leads to a charming small office nook, transitioning seamlessly into a full-sized pantry/utility room adjacent. The focal point of the home is the gorgeous and recently installed kitchen with a central island and stylish breakfast bar, located next to an expansive dining room, with a cozy snug and inviting wood-fired stove. French doors from both the kitchen and dining room provide easy access to the private lawned oasis at the rear of the property.

Upstairs, this generous home presents three well-proportioned and bright double bedrooms with ample storage, each offering rural views through large picture windows. There are also two family bathrooms, one recently refurbished and the abundant loft storage above completes the first floor.

The south-facing rear garden is private and features a pristine lawn which is large enough for a swimming pool. Equally there is an extensive lateral patio leading from the house, a charming summerhouse for storage at the back and a pergola-covered dining area to the left for al-fresco entertaining. With parking for at least eight cars to the front and a dual-entrance drive, this property truly stands out as a unique and inviting home.

## Outside

Large rear lawned garden with a pergola seating area, a summerhouse and an extensive lateral patio from the house

Parking for 8-10 from the drive

Dual entrance driveway

## Services

All mains services (exc gas)

Oil fired central heating

## Directions

Proceed past Trinity Church to the Parish Hall, turn left onto Route D'Ebenezer and this property makes up the corner after La Rue Guerdain on LHS











Approximate total area<sup>®</sup>  
2159.74 ft<sup>2</sup>

Reduced headroom  
37.31 ft<sup>2</sup>



Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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