





FC059

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

Asking Price **£1,495,000** 



### **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 pergolacovered 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















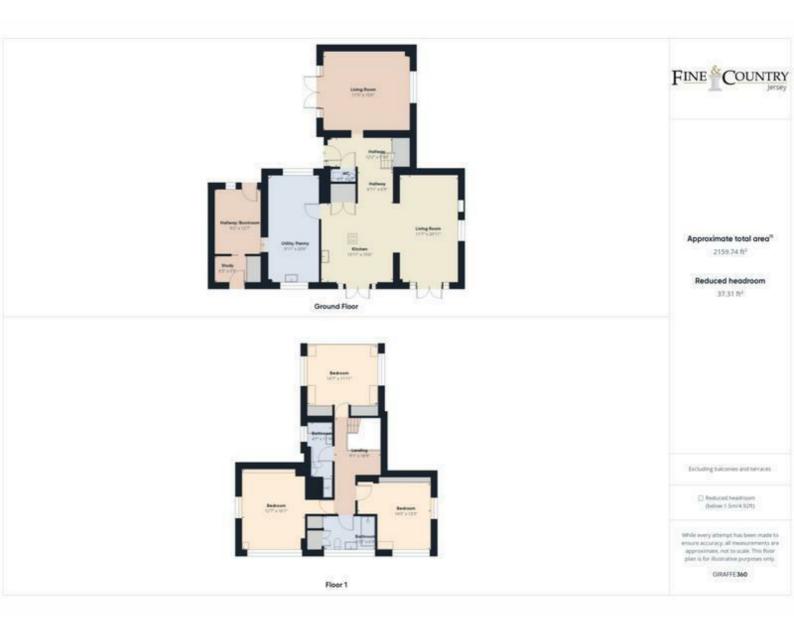












# Call us on

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Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.

