

BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



2 TRINITY LODGE, LA RUE ES PICOTS, TRINITY, JE3 5JX

£559,000 | Freehold | Ref 445

- 4 BEDROOMS, 3 BATHROOMS
- SPACIOUS LOUNGE
- VERSATILE PROPERTY
- RURAL RETREAT
- GREAT KITCHEN/DINER
- 1 PARKING AND PATIO GARDEN

EXTREMELY VERSATILE HOME WITH RURAL VIEWS FROM EVERY WINDOW! Ideally situated in Trinity village, with a range of amenities on your doorstep including some of the best country walks and cliff paths you will find. This large semi-detached home is built over three floors and is nearly 1,600 sq ft in total. Consisting of 3 double bedrooms, 4th double bedroom or 2nd reception room, 3 bathrooms, large kitchen/diner, utility room and lounge, with parking for 2 cars on the paved garden plus electric gates. A very versatile home perfect for a large family needing extra space. Book your viewing now. Please call Doug Littlechild on 07700702585 or email doug@broadlandsjersey.com.

Kitchen/ Diner

A spacious kitchen/diner, with a range of quality high and low units with integrated appliances including a range master cooker. Granite work tops and tiled splash backs. Recessed lighting and tiled flooring with underfloor heating.

Bedroom 4/ Reception 2

Feature fireplace, tiled flooring with underfloor heating and glazed doors leading through to the kitchen.

Utility Room

Large utility room with built in storage, kitchen units with sink and drainer, tiled flooring with underfloor heating, recessed lighting and door to front porch.

Porch

Double glazed, porch to outdoor area.

Ground Floor Bathroom

Fully tiled bathroom with underfloor heating, three piece suite including walk in shower, W.C, wash hand basin plus heated towel rail.

Hallway

Tiled flooring with underfloor heating, doors to kitchen, utility and downstairs bathroom. Carpet as laid.

First Floor

Living Room

Large room. Carpeted with underfloor heating, feature fireplace and countryside views.

Master Bedroom

Double bedroom laid to carpet. Built in wardrobes and countryside views.

En-Suite

Fully tiled en-suite bathroom with underfloor heating. W.C, wash hand basin with vanity unit, bath, shower and fitted cupboards. Recessed lighting.

Hallway

Carpeted hallway with built in storage cupboards, door to master bedroom and carpeted stairs to second floor.

Second Floor

Hallway

Carpeted hallway with built in storage, access to boardedloft.

Bedroom 2

Double bedroom laid to carpet with built in wardrobes and countryside views.

Bedroom 3

Double bedroom laid to carpet with countryside views.

House Bathroom

Fully tiled bathroom with underfloor heating, W.C, wash hand basin, bath with overhead shower and heated towel rail.

Exterior

Block built storage shed, parking for 1 car, small patio garden.

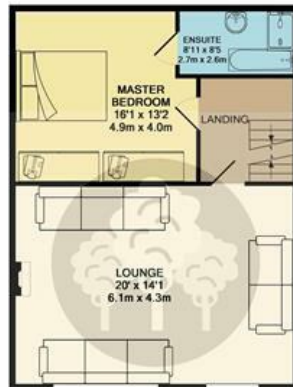
Services

All mains excluding gas. Electric underfloor heating to all rooms except bedrooms. Electric radiators in bedrooms. UPVC double glazing.

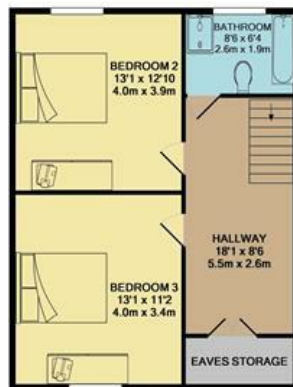
DIRECTIONS: JT MAP 5, 8BB No 2 is two doors to the left of Trinity village shop.



GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ. FT.
(56.6 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 607 SQ. FT.
(56.4 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 603 SQ. FT.
(56.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1820 SQ. FT. (169.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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