



2 La Godillerie, La Rue De La Godillerie, Trinity
£775,000

BROADLANDS
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2 La Godillerie, La Rue De La Godillerie

Trinity, Jersey

Heading north along La Route de la Trinite, turn left onto Rue de la Godillerie. The property is on the left hand side towards the end of the lane.

- Three bedroom, 2 bathroom terraced home
- Quiet country location yet still close to town
- Large lounge with feature fireplace and double doors to the patio
- Modern kitchen with separate utility cupboard
- Double car port and plenty of visitor parking
- Front and rear low maintenance patio gardens
- Sole agent



2 La Godillerie, La Rue De La Godillerie

Trinity, Jersey

This stunning 3 bedroom terraced house is a hidden gem, nestled in a quiet country location yet still within close proximity to town.

Step inside to discover a spacious and inviting living space, perfectly suited for both relaxing and entertaining. The heart of the home is the modern kitchen, complete with high-quality appliances and a separate utility cupboard. With three generously proportioned bedrooms, including the principal bedroom with an en-suite bathroom, there is ample space for the whole family to unwind and recharge.

Outside, the property truly shines with its charming and low-maintenance patio gardens, both at the front and the rear of the house facing East and West. These beautifully landscaped spaces provide the perfect setting for outdoor entertaining or a peaceful retreat after a long day.

The property also features a double car port at the front of the development, ensuring convenient parking for two vehicles. Additional visitor parking spaces can be found at the rear of the property, along the wall.





Living

Porch at the front that houses the boiler and a store cupboard, leads to the entrance hall. Under the stairs there is a cloakroom and opposite that another storage cupboard. Modern kitchen with high and low level units, composite worktops and fully integrated appliances. Separate utility cupboard with plumbing for white goods and more storage. Large lounge at the rear with feature fireplace and double doors to patio.

Sleeping

Off the landing on the first floor you will find, 3 good sized bedrooms, all with built in wardrobe spaces and the principal benefiting from an ensuite shower room. There is also the house bathroom and airing cupboard.

Outside

Shared driveways at the front and back of the development. At the front is a double car port with space for 2 cars and room for plenty of storage. Along the wall at the back there are 4 visitor spaces. Low maintenance, fully closed patio gardens can be found on either side.

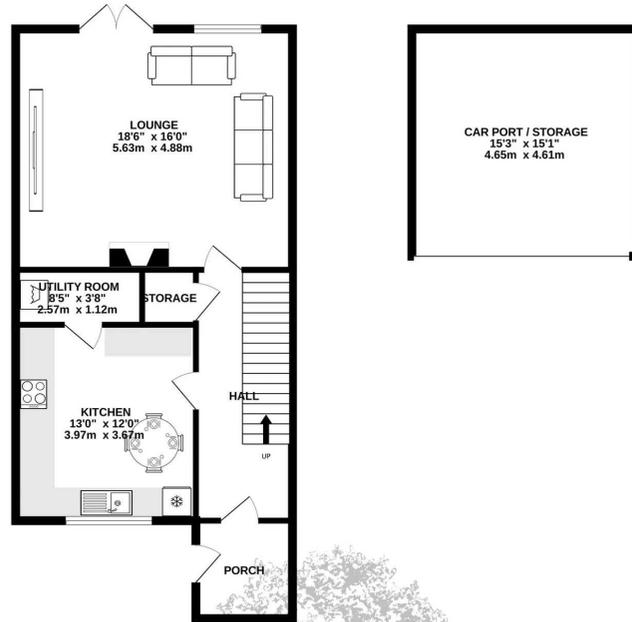
Services

All mains services. Oil fired central heating. Fully double glazed.

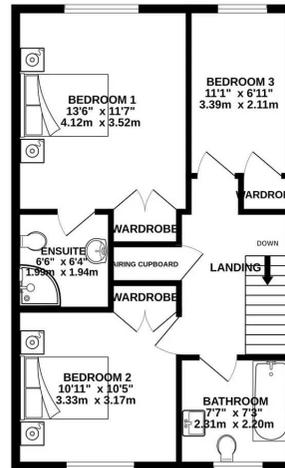




GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.2 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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