



Vue Des Arbres, La Rue D'Empierre, Trinity
£1,495,000

BROADLANDS

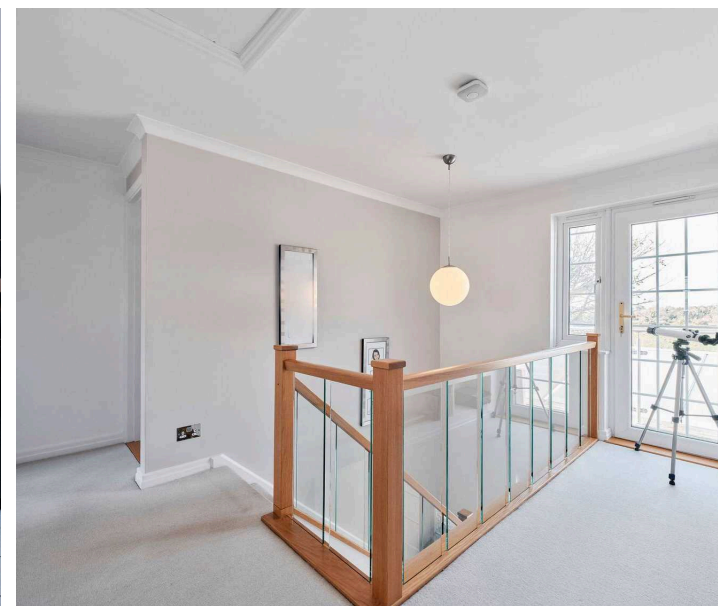
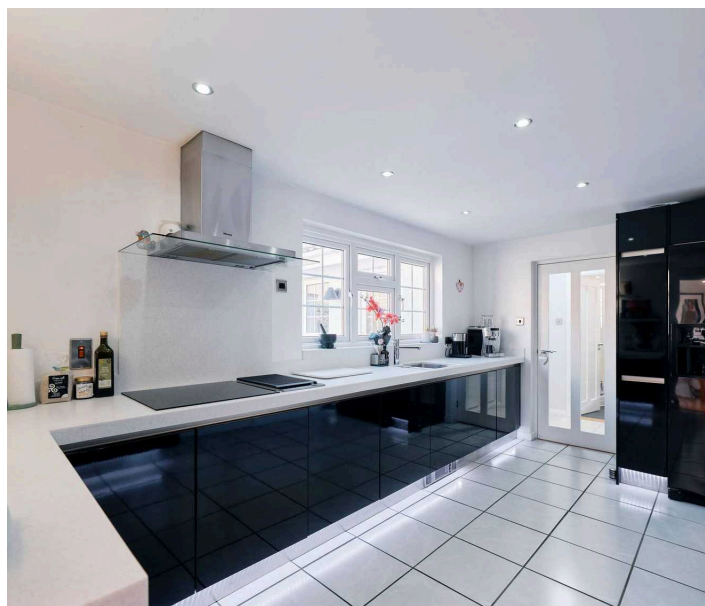
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Vue Des Arbres, La Rue D'Empierre

Trinity, Jersey

Travelling up Trinity Hill go past the ATF garage on your LHS and take the next let into Rue des Ifs. Continue and turn left in to La Rue du Becq then take a right into La Rue D'Empierre. Vue des Arbres is on your RHS down a private drive.

- 6 Bedroom 3 bathroom detached house in rural Trinity
- Eat-in kitchen with quality appliances & separate utility
- Dining area with bi-folds to garden
- Living room with multi fuel stove
- Versatile living space
- Ground floor bedroom suite ideal teenagers den with own access
- Indoor heated swimming pool, garden & balcony
- Double garage plus driveway parking for 5/6 cars
- Sole agent
- Contact Doug 07700 702585 doug@broadlandsjersey.com or Andrew 07797 814422 andrew@broadlandsjersey.com



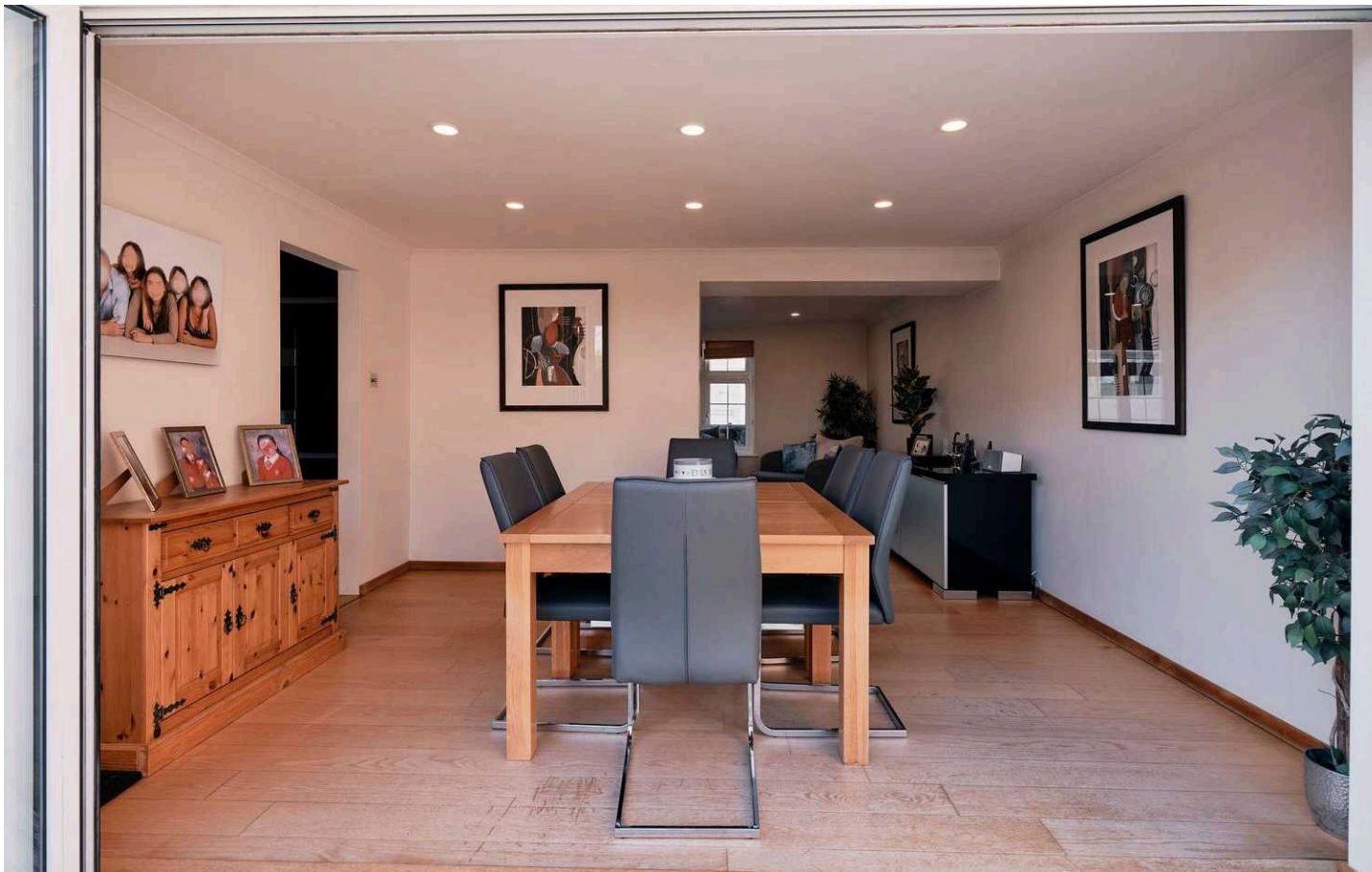
Vue Des Arbres, La Rue D'Empierre

Trinity, Jersey

Detached 6 double bedroom family home in a peaceful rural location in the heart of the Trinity countryside.

Tucked away beside a delightful green lane and surrounded by some fabulous country walks this modern property boasts over 3,500 sq ft of living. With plenty of room for all the family there are 6 double bedrooms, spacious eat-in kitchen featuring quality appliances and for added convenience a large separate utility room. The dining area with its bi-fold doors open onto the low maintenance garden seamlessly connecting the indoors with the outdoors, offering a perfect setting for entertaining or simply enjoying a meal with loved ones. The living room with multi-fuel stove exudes warmth and comfort, creating a cosy ambience for relaxation. One of the double bedrooms with en-suite is situated on the ground floor and can be accessed by the back door so could be perfect for a teenagers den. The whole family can keep active and take advantage year round of the indoor heated swimming pool together with shower / changing room. To the 1st floor there is further outdoor space with a sizable balcony that faces over the agricultural fields next door. The double garage boasts great loft storage and there's a driveway accommodating up to 5-6 vehicles. Contact Broadlands the vendors sole selling agents today to book your private viewing.





Living

Spacious and light living room with multi fuel enclosed fireplace. Bi-folding doors from the dining area open out to the garden. Fully equipped eat-in kitchen overlooks the garden. Large separate utility with fitted units, drinks fridge, plumbed for washing machine and separate dryer, door to garden. Ground floor cloakroom.

Sleeping

Six double bedrooms and three bathrooms. Bedroom five currently used as home office. Bedroom six located to ground floor with ensuite shower room.

Outside

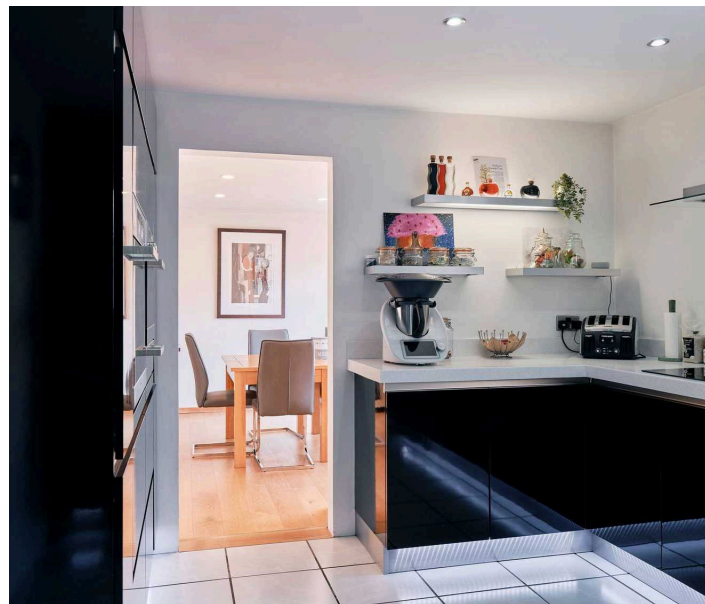
Rear low maintenance garden laid to patio (2024) and Easi Grass, providing a good alfresco entertaining area links well with via the bi-folds from the dining area. Separate indoor heated swimming pool and shower / changing room. Front patio with hot tub. Balcony from 1st floor.

Services

All mains services (no gas). Fully double glazed. Oil fired central heating (two boilers, one for swimming pool). New swimming pool liner 2023. All new poolside tiling 2024. Garden paving 2024. Wired for Sky and JT fibre broadband.

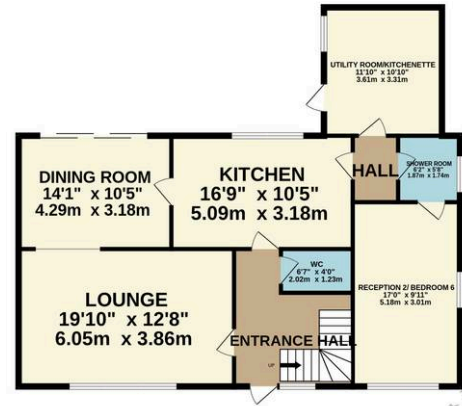
Education

The house is in the catchment area for Trinity Primary and Grainville Secondary Schools.

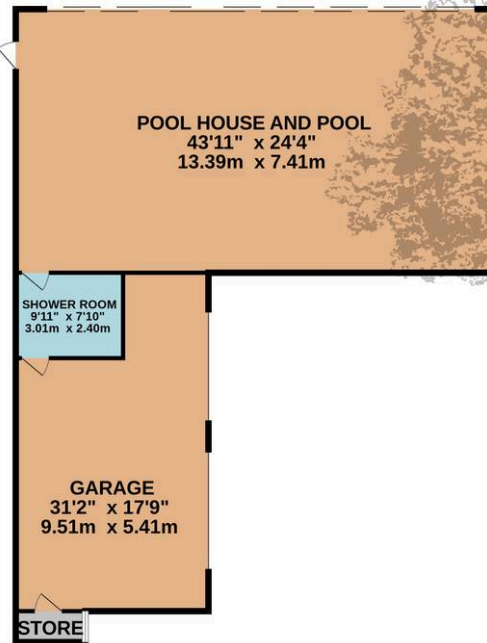
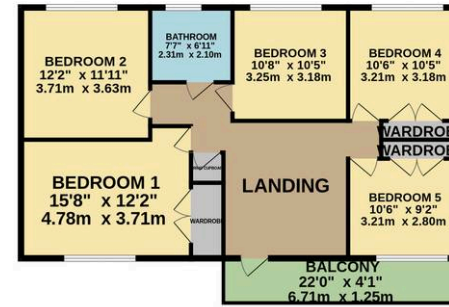




GROUND FLOOR
2709 sq.ft. (251.7 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 3537sq.ft. (328.6 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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