



5 Jardin De La Ruelle, La Rue Du Moulin Du Ponterrin, 5 Jardin  
Moulin Du Ponterrin

£980,000

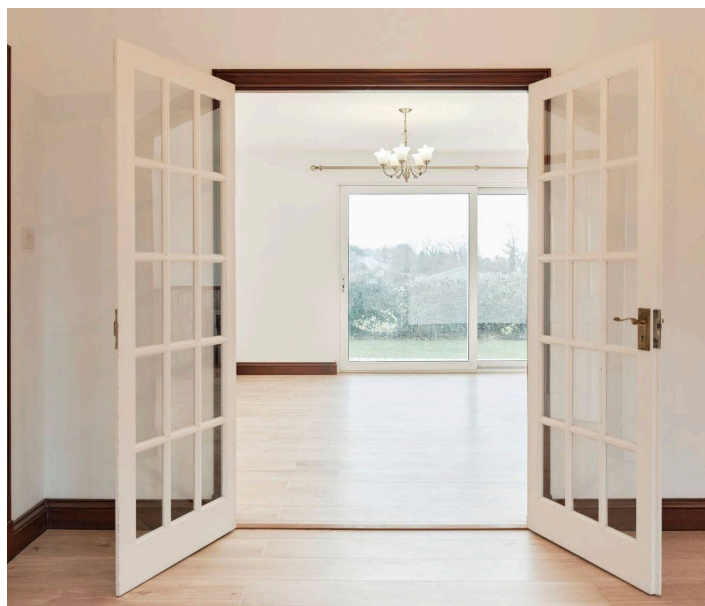
**BROADLANDS**

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## 5 Jardin De La Ruelle, La Rue Du Moulin Du Ponterrin

5 Jardin De La Ruelle La Rue Du Moulin Du Ponterrin, Jersey

- Four bedrooms, two bathrooms
- Detached 1,600+sqft family home
- Secure and private lawned garden
- Walk in condition throughout
- Single integral garage and parking for two vehicles, with space to create more
- Vacant possession, available immediately with no onward chain
- [Charlie@broadlandsjersey.com](mailto:Charlie@broadlandsjersey.com) / 07700 348421



## 5 Jardin De La Ruelle, La Rue Du Moulin Du Ponterrin

5 Jardin De La Ruelle La Rue Du Moulin Du Ponterrin, Jersey

Situated in the quiet lanes of Trinity with outlooks across green fields, this generously proportioned four bedroom family home offers picturesque country walks right on your doorstep. On the ground floor, you'll find a welcoming entrance hall, a separate fitted kitchen with utility room next door with access to integral garage, and two really good size reception rooms; one with functional electric fireplace and double doors opening to the garden and one with a big bay reading window. Upstairs, the home offers a primary bedroom en-suite, a further three bedrooms all served by the house bathroom. Outside, the property includes a single garage and driveway parking for two vehicles. The front garden features a small lawn, which could potentially be converted into additional parking space. At the rear, you'll enjoy a generous, low-maintenance garden with a mix of lawn, decking, mature shrubs, and trees. Surrounded by open fields, this idyllic setting is perfect for a family seeking a serene rural lifestyle.





### **Living**

All the living spaces are on the ground floor; from the entrance hall through to separate kitchen, utility with access to integral garage, WC and two large reception rooms

### **Sleeping**

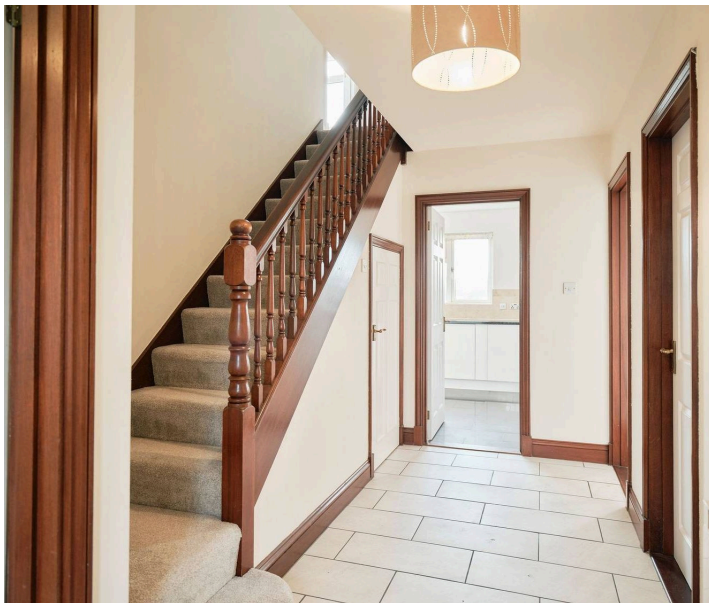
All bedrooms on first floor, featuring the Premier bedroom ensuite and a further three good size bedrooms all serviced by house bathroom

### **Outside**

Great size private secure south facing garden with new alfresco decking and rest of garden mainly laid to lawn. The house and garden both overlook green fields. The garden to the front of house is laid to lawn, which subject to permissions could be converted into more parking.

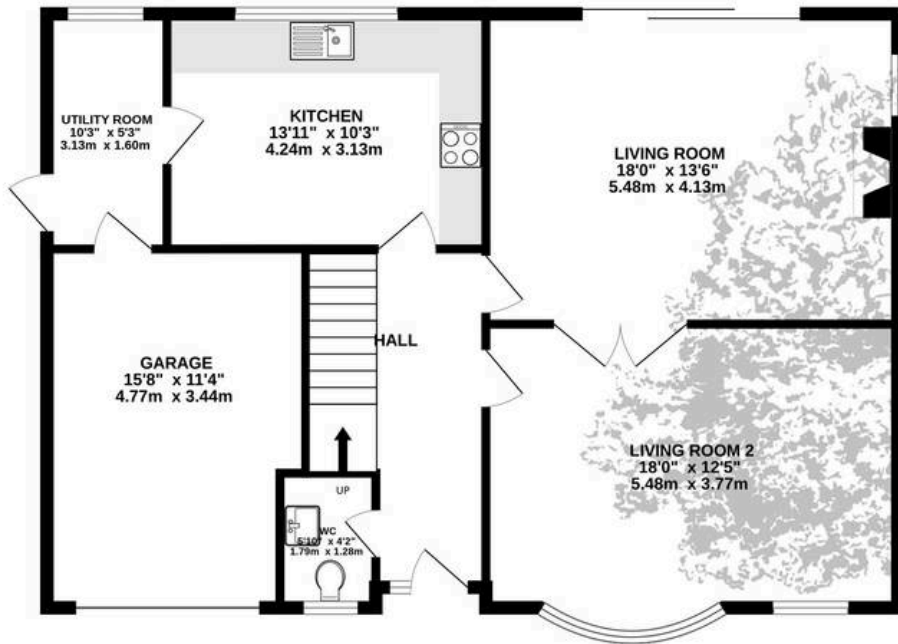
### **Services**

All mains, excluding gas. Oil fired central heating throughout with radiators Electric fireplace. Fully double glazed.

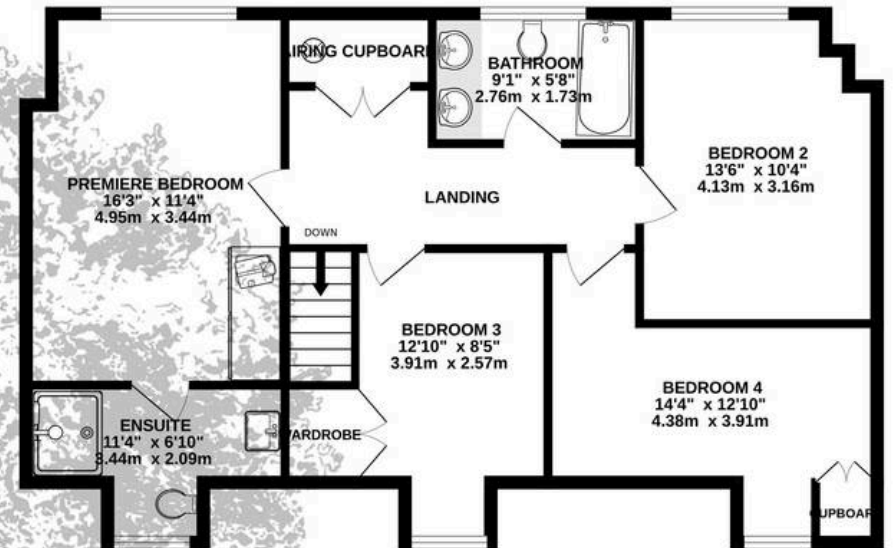




**GROUND FLOOR**  
966 sq.ft. (89.7 sq.m.) approx.



**1ST FLOOR**  
698 sq.ft. (64.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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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## Broadlands

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