

# NORWOOD GROVE



**4**

BEDROOMS

**2**

BATHROOMS

**2,208**

SQ FT

**0.2**

ACRES

**£1,495,000 TRINITY**

Dating back in part to 1837 this fantastic Grade 3 listed property has been lovingly restored and enhanced by the current owners. Situated in the sought after parish of Trinity and within easy walking distance of Jersey Zoo, this four bedroom, three bathroom family home provides a beautiful blend of traditional and contemporary finishes throughout. In addition to the four double bedrooms, the property boasts a fantastic eat-in bespoke kitchen with a large central island, sitting room with functional fireplace and formal dining room, cloakroom and utility room on the ground floor as well as an additional house bathroom on the first floor. Externally, the property offers three garden areas allowing you to enjoy all day sun, double garage and forecourt parking. For more information or to arrange a viewing please call us today on 01534 717100 or email [info@livingroom.je](mailto:info@livingroom.je)



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The Channel Island Estate Agent















































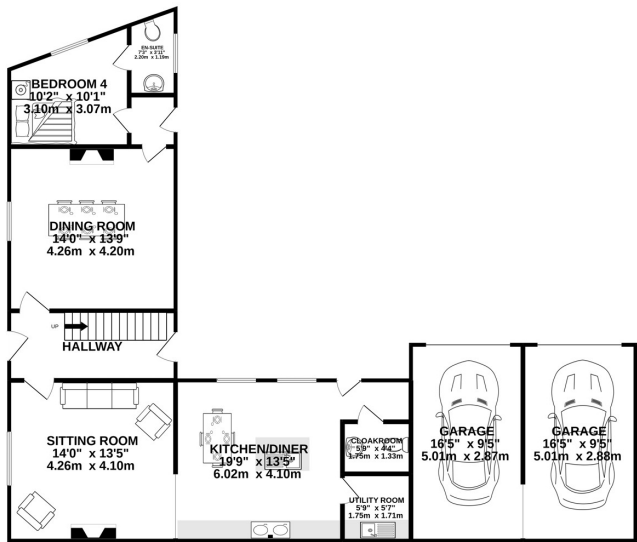




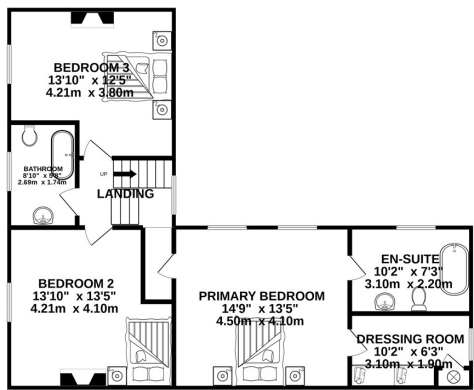




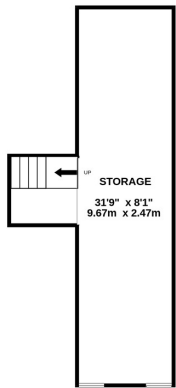
GROUND FLOOR  
1154 sq ft. (107.2 sq.m.) approx.



1ST FLOOR  
763 sq ft. (70.9 sq.m.) approx.



2ND FLOOR  
291 sq ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 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.



## GROUND FLOOR

Kitchen/Diner	19'9 x 13'5
Cloakroom	5'9 x 4'4
Utility Room	5'9 x 5'7
Garage	9'5 x 16'5
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Sitting Room	14'0 x 13'5
Hallway	14'0 x 5'10
Dining Room	14'0 x 13'9
Bedroom 4	10'1 x 10'2
En-suite	3'11 x 7'3

## FIRST FLOOR

Landing	8'1 x 5'10
Primary Bedroom	14'9 x 13'5
En-suite	10'2 x 7'3
Dressing Room	10'2 x 6'3
Bedroom 2	13'10 x 13'5
Bathroom	5'8 x 8'10
Bedroom 3	13'10 x 12'5

## SECOND FLOOR

Storage	8'1 x 31'9
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## KEY FACTS

Four bedrooms, three bathrooms  
 Fantastic blend of traditional and contemporary  
 Front, rear and side gardens  
 Double garage and forecourt parking  
 Large eat-in kitchen with oversize island centrepiece  
 Primary bedroom suite with exposed granite feature wall  
 Central Island location with easy access east and west  
 Enjoy total privacy

Available immediately

Listed Building Grade 3 (Ref: TR0189 @ gov.je)

## SERVICES

Mains water services

## DRAINAGE

Mains drainage

## HEATING

Oil central heating

## APPLIANCES

Electric AGA with gas hob (bottle)  
 LG American style fridge/freezer  
 Neff electric oven

## HOUSE RENOVATION INFORMATION 2017-2018

All external walls lined with DPM/Radon membrane; air gapped then aluminium framed with thermal bo

Radon Sump in both sitting room and dining room

Re-roofed with all new rafters & slates with premium spec insulation

Wet underfloor heating throughout the ground floor on digital room thermostats

Lower lawn (next to driveway) has plastic matting in, so it can be driven on and used to turn

## INCLUSIONS

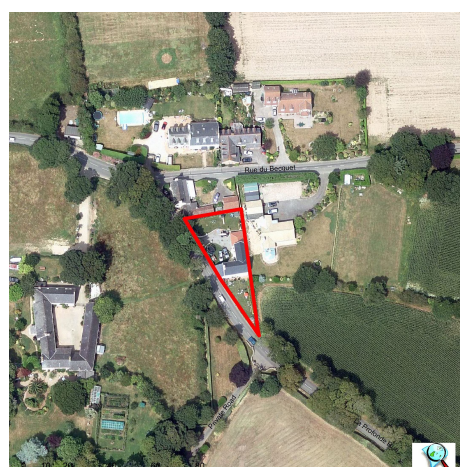
As Per Inventory

## SCHOOL CATCHMENT

Trinity  
 Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£1,495,000**



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