



**Le Petit Clos La Rue Du Douet, Trinity**  
**£1,495,000**

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# Le Petit Clos La Rue Du Douet

Trinity, Jersey

- Approx. 1,720 sq ft of total usable accommodation
- Beautifully presented and in true walk-in condition
- Three bedrooms and two house bathrooms
- Fully converted, insulated and heated double garage / leisure room
- Large, landscaped and private rear garden
- Substantial swim spa with three-phase electrics
- Secluded summer house and sheltered seating areas
- Ample private driveway parking, with option to reinstate double garage
- Sole Agent
- Contact Angela Binnie on [angela@broadlandsjersey.com](mailto:angela@broadlandsjersey.com) or 07829 900010



# Le Petit Clos La Rue Du Douet

Trinity, Jersey

Beautifully presented and significantly upgraded since its purchase in 2022, Le Petit Clos offers approximately 1,720 sq ft of versatile accommodation, including a superb converted double garage now arranged as a fully insulated and heated leisure room.

The main house extends to circa 1,320 sq ft and is in true walk-in condition. A lovely kitchen/diner provides the heart of the home, ideal for entertaining, while the elegant sitting room with wood-burning stove opens directly onto the landscaped garden, creating seamless indoor-outdoor flow. Fresh decoration, new carpets, re-plastered walls, underfloor heating to selected areas and plantation-style shutters add comfort and style throughout.

Upstairs are three well-proportioned bedrooms, together with a contemporary house bathroom both one upstairs and downstairs.

Outside, the generous landscaped garden features a substantial swim spa sheltered seating areas and a secluded summer house — perfect for relaxing or entertaining. Ample private driveway parking is provided, with the flexibility to reinstate the leisure room back to a double garage if required.

A turnkey home offering lifestyle, flexibility and excellent presentation throughout.





### Living Space

The accommodation flows beautifully, comprising a lovely kitchen/diner perfect for entertaining, an elegant sitting room with wood-burning stove, a superb converted garage currently arranged as a leisure room, and a charming garden room overlooking the landscaped grounds.

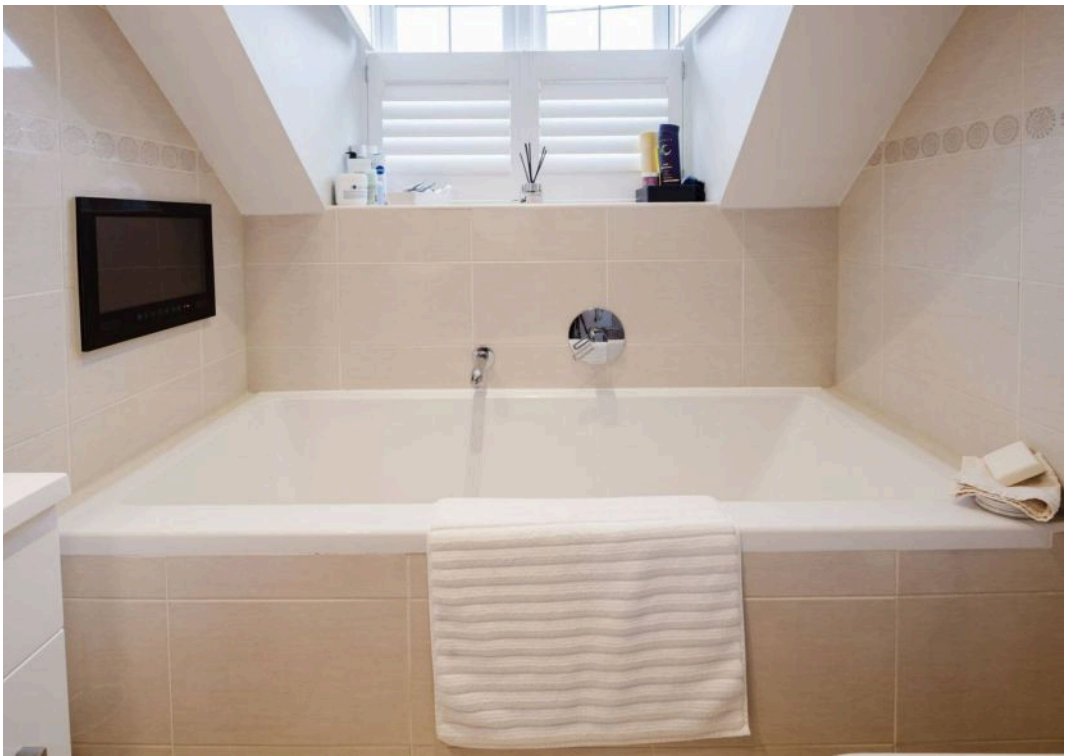
### Sleeping

Upstairs, the sleeping accommodation comprises three well-proportioned bedrooms.

### Parking

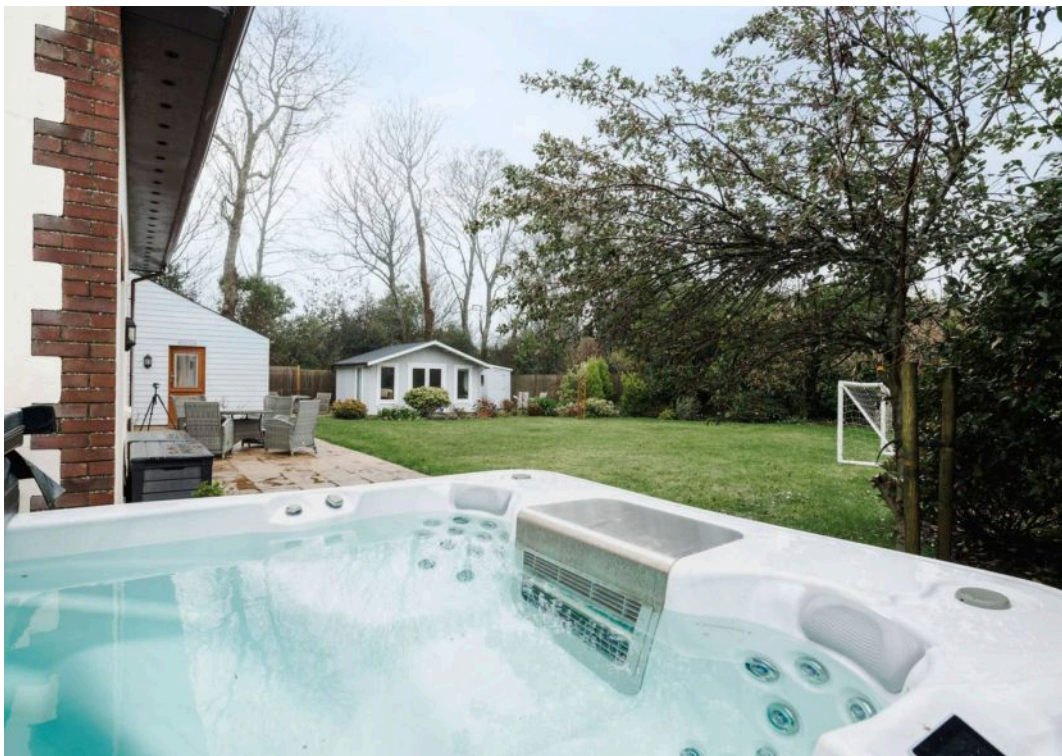
Ample parking is provided on the private driveway, with the added flexibility of reinstating the converted leisure room back to a double garage if required.



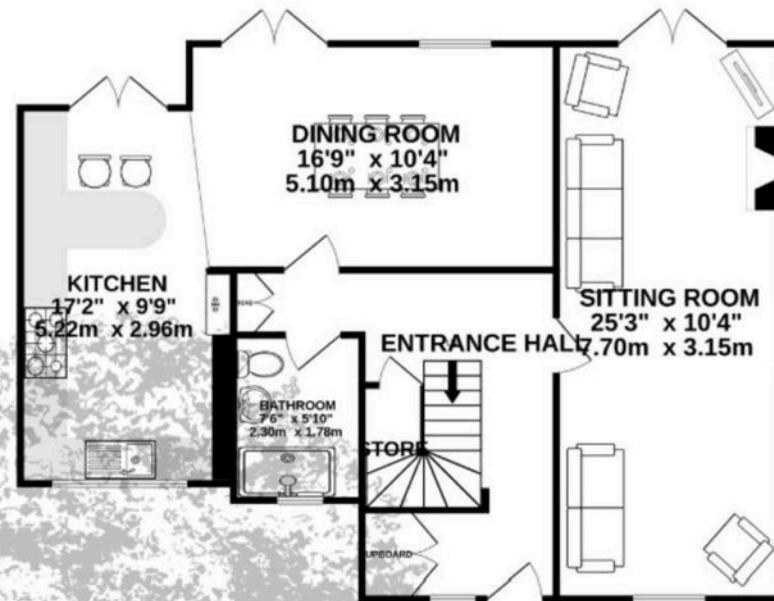
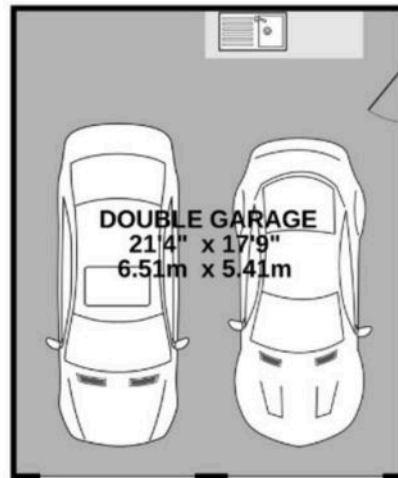




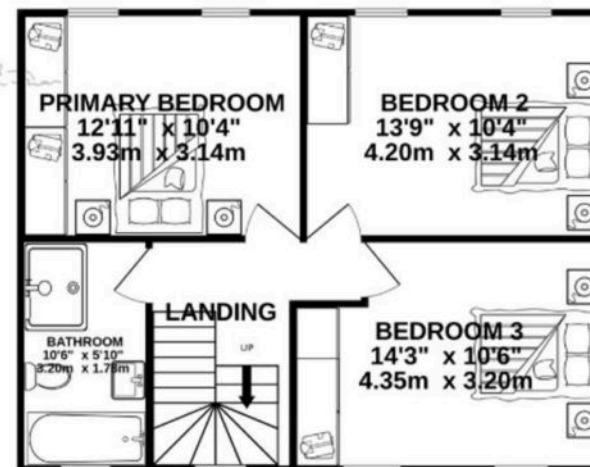




GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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## Broadlands

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