

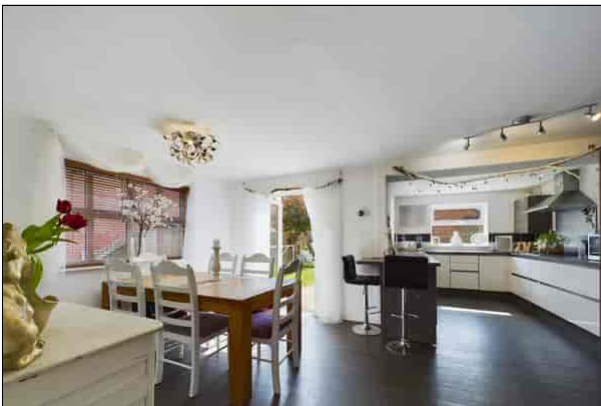


Terence Painter

ESTATE AGENTS



- Detached House
- Four Bedrooms
- Extended Accommodation
- Well Appointed 21'7" Kitchen/Diner with Integrated Appliances
- Double Aspect Lounge
- Garage & Ample Off Street Parking
- Located close to the Shops, Schools & Transport Links
- En-Suite Shower Room to Bedroom One
- Well Maintained Rear Garden
- Family Bathroom & Downstairs W.C



33 Cheney Road, Minster, Ramsgate, Kent. CT124BG.

Freehold £450,000

EXTENDED AND WELL PRESENTED FOUR BEDROOM DETACHED HOUSE LOCATED IN THE PICTURESQUE VILLAGE OF MINSTER.

This is an exciting opportunity to acquire this spacious and well presented four bedroom detached house which is ideally situated for family life in the highly desirable village of Minster within close proximity to the local schools, shops, pubs, restaurants, parks, transport links and amenities.

Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant. Ramsgate town with its Royal Harbour, picturesque marina, good selection of restaurants, bars and shops is approximately 6 miles away.

The extended accommodation of this home is arranged over two floors with a welcoming entrance hall, cloakroom/w.c, double aspect lounge and a 21'7" kitchen/diner with a wide range of integrated appliances and French doors to the garden.

On the first floor level there is a modern family bathroom and four bedrooms including bedroom one which boasts an en-suite shower room.

Externally this home continues to impress with a well maintained rear garden, double tandem driveway and a garage with power and lighting.

This really is the ideal family home so call Terence Painter Estate Agents now on 01843 866866 to arrange your viewing

Ground Floor

Entrance

Access into the property is via a part glazed composite front door to the entrance hall.

Entrance Hall

3.88m x 1.91m (12' 9" x 6' 3") There are carpeted stairs to the first floor, large cloak cupboard, radiator, vinyl flooring double doors to the lounge and an open doorway to the kitchen/diner.

Lounge

5.58m x 3.61m (18' 4" x 11' 10") This double aspect room features double glazed windows to the front and side of the property, media points, radiator and carpet flooring.

Kitchen/Diner

6.59m narrowing to 3.60m narrowing to 2.75 x 5.59m (21' 7" narrowing to 11'10" x 18' 4" narrowing to 9') This is a well defined L shaped room. The kitchen comprises an extensive range of fitted wall, base and drawer units with integrated double oven/grill, washing machine, dishwasher, fridge/freezer and five burner gas hob with an extractor hood over. There's a sink unit inset to laminate worktops, breakfast bar area, localised wall tiling, down lights and vinyl flooring. There are double glazed windows to the front and side of the property which enjoy views over the garden. The dining area features a double glazed window to the front and double glazed French doors to the side which provide access to garden. There is vinyl flooring and a door to the cloakroom/w.c.

Cloakroom/W.C

1.59m x 1.19m (5' 3" x 3' 11") There is a low level w.c, pedestal wash hand basin with chrome mixer tap and feature tiled splashback, radiator, extractor and vinyl flooring.

First Floor

Landing

There is a loft hatch, storage cupboard, radiator, down lights, carpet flooring and doors leading off to the bedrooms and bathroom.

Bedroom One

3.65m x 3.36m (12' 0" x 11' 0") This is a double aspect room with double glazed windows to the front and side of the property. There are down lights, ceiling fan, radiator, carpet flooring and a door to the en-suite shower room.

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En-Suite Shower Room

1.92m x 1.59m (6' 4" x 5' 3") There is a fully tiled shower cubicle, low level w.c, pedestal was hand basin with tiled splash back and fitted mirror over, radiator, down lights, extractor and vinyl flooring.

Bedroom Two

3.64m x 2.99m (11' 11" x 9' 10") This is a double aspect room with double glazed windows to the front and side of the property, radiator and carpet flooring.

Bedroom Three

2.60m x 2.50m (8' 6" x 8' 2") There is a double glazed window to the side of the property, radiator and carpet flooring.

Bedroom Four

2.52m x 2.17m (8' 3" x 7' 1") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bathroom

1.97m x 1.93m (6' 6" x 6' 4") There is a panelled bath, low level w.c, pedestal was hand basin with tiled splash back, radiator, down lights, extractor and vinyl flooring.

Exterior

Rear Garden

This well presented garden features a paved patio area immediately to the property with the remainder of the garden being laid to lawn. There is a raised decked seating area, side access gate, door to the garage, lighting, power points and hose point.

Garage & Driveway

5.91m x 2.80m (19' 5" x 9' 2") The garage features a metal up and over door to the front, glazed UPVC door to the rear, light, power points and fitted shelving. To the front of the garage is a double tandem driveway.

Council Tax Band

The council tax band is D.



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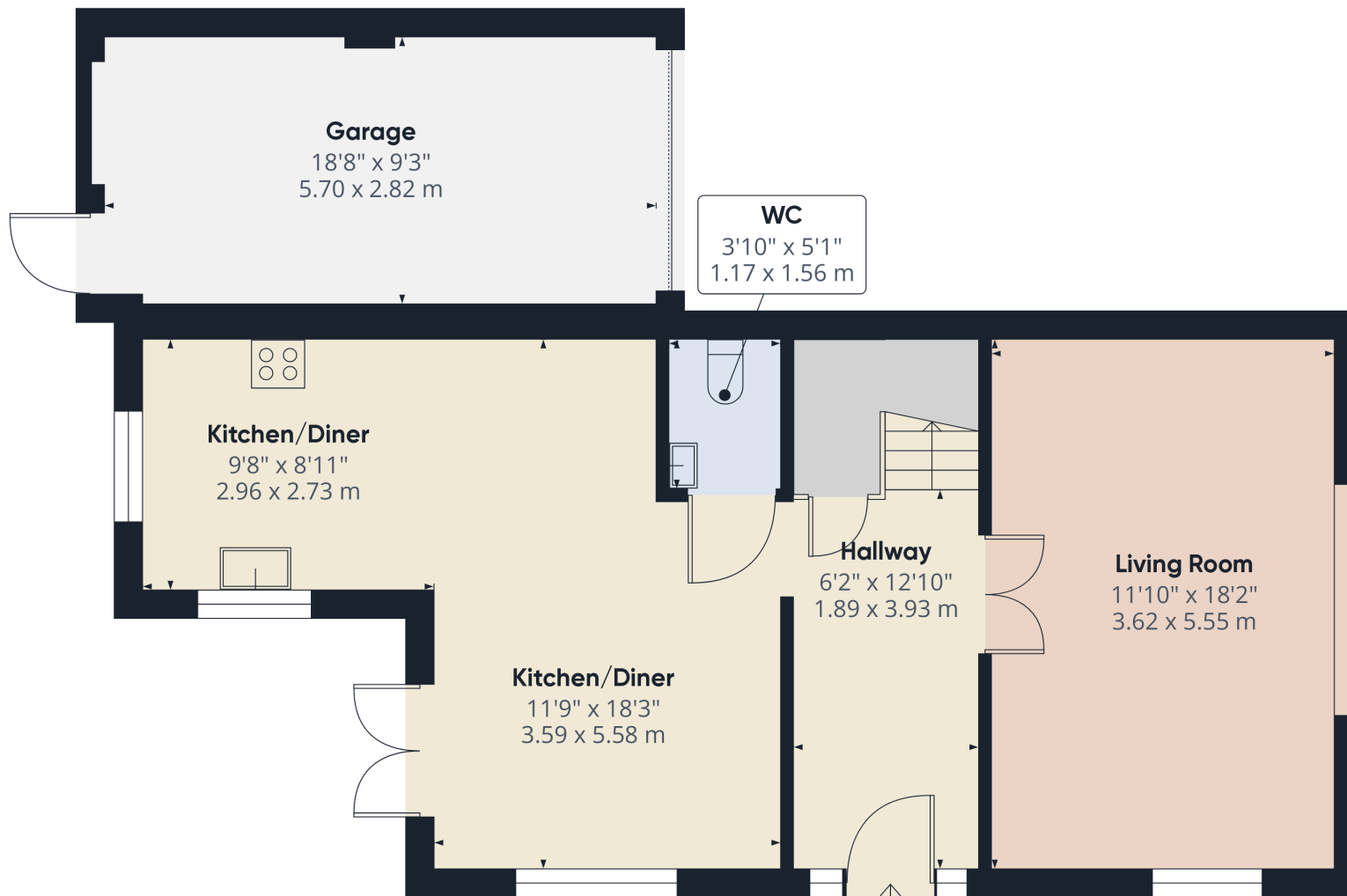


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

816.77 ft²

75.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

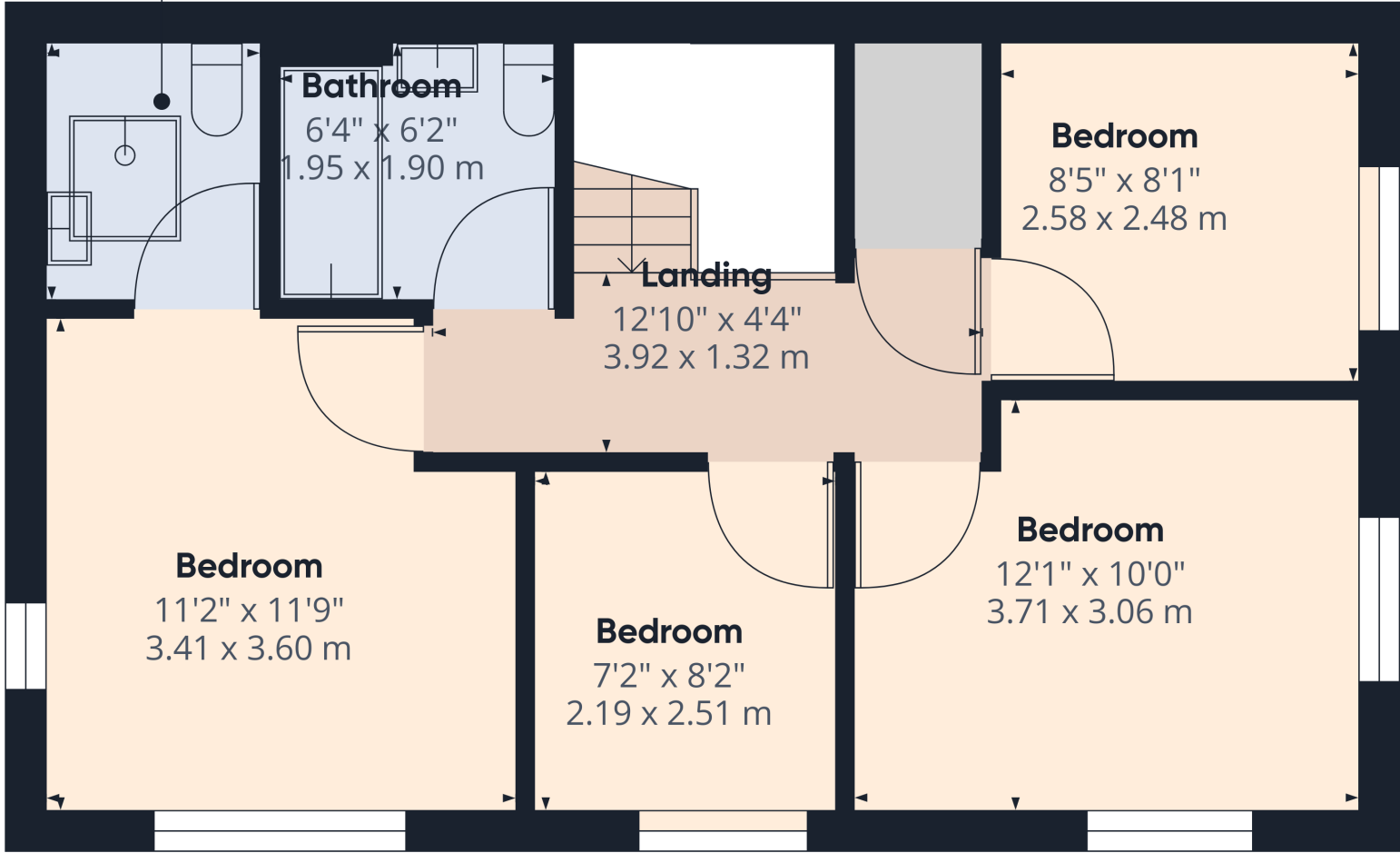
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Ground Floor

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En-Suite
5'1" x 6'3"
1.57 x 1.92 m



Floor 1

Approximate total area⁽¹⁾
514.93 ft²
47.84 m²

(1) Excluding balconies and terraces

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