



Terence Painter

ESTATE AGENTS

- Four Bedroom Town House
- End Of Terrace Home
- Fantastic Open Plan Living Area
- Modern Fitted Kitchen with Integrated Appliances
- Cloakroom/W.C
- Family Bathroom & Two En-suites
- Garage & Parking
- Rear Garden
- Central & Sought After Location
- Close Proximity to Schools, Shops, Pubs, Parks & Transport Links
- Immacuately Presented Throughout



28 Thorne Road, Minster, Ramsgate, Kent. CT12 4DN.

Freehold £350,000

SPACIOUS & IMMACULATELY PRESENTED FOUR BEDROOM END OF TERRACE TOWNHOUSE LOCATED IN THE PICTURESQUE VILLAGE OF MINSTER.

This is an exciting opportunity to acquire this spacious and immaculately presented four bedroom end of terrace townhouse 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.

The spacious accommodation of this home is arranged over three floors with an open plan living space on the ground floor which includes a very well appointed kitchen/diner with a wide range of integrated appliances and Corian worktops and lounge with bi-folding doors to rear garden and a cloakroom/W.C. On the remaining two floors there is a modern family bathroom and four bedrooms with two benefiting from en-suite shower rooms.

Externally this home continues to impress with a low maintenance rear garden, double tandem parking space 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 which leads into the kitchen/diner.

Open-Plan Living Area

Kitchen/Diner

4.890m x 3.980m (16' 1" x 13' 1") This very well appointed room features an extensive range of fitted high gloss grey wall, base and drawer units with a range of integrated appliances including two Bosch electric oven/grills, a Bosch coffee machine, dishwasher, washing machine and a five burner gas hob with glass splashback and extractor hood over. Other features of this room include Corian worktops with upstands and a moulded sink, an instant hot water tap and a wall mounted boiler housed within a wall unit. There are carpeted stairs leading to the first floor, door to the cloakroom/W.C, an understairs storage cupboard, double glazed window to the front of the property, down lights and wood effect flooring with underfloor heating. This room is open to the lounge.

Lounge

4.93m x 3.53m (16' 2" x 11' 7") There are bi-folding doors leading out to the rear garden, media points, down lights and wood effect flooring with underfloor heating.

Cloakroom W.C

1.77m x 0.91m (5' 10" x 3' 0") There is a frosted double glazed window to the front of the property, low level w.c, wash hand basin with a chrome mixer tap and tiled splash back, radiator, extractor and laminate flooring.

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First Floor

Landing

There is a double glazed window to the front of the property, fitted linen cupboard and separate airing cupboard, radiator, down lights, carpet flooring and doors leading off to bedroom one, bedroom three and the family bathroom.

Master Bedroom

5.00m x 2.66m (16' 5" x 8' 9") There are two double glazed windows to the rear of the property, radiator, carpet flooring and a door to the en-suite shower room.

Master Bedroom En-Suite Shower Room

2.68m x 1.08m (8' 10" x 3' 7") There is a fully tiled walk in shower cubicle, low level w.c, pedestal wash hand basin with a chrome mixer tap with tiled splashback, radiator, extractor and vinyl flooring.

Bedroom Three

2.91m x 2.43m (9' 7" x 8' 0") The current vendors use this room as a dressing room therefore there is an extensive range of fitted hanging rails and shelving. Double glazed window to the front of the property, radiator and carpet flooring.

Family Bathroom

2.67m x 1.98m (8' 9" x 6' 6") There is a panelled bath with a chrome mixer tap with shower attachment, low level W.C., pedestal wash hand basin with a chrome mixer tap with tiled splashback, radiator, extractor and vinyl flooring.

Second Floor

Landing

There is carpet flooring and doors leading off to the remaining two bedrooms.

Bedrooms Two

2.91m x 2.48m (9' 7" x 8' 2") There is a double glazed dormer window to the front of the property, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

2.07m x 1.01m (6' 9" x 3' 4") There is a fully tiled walk in shower cubicle, low level w.c, pedestal wash hand basin with a chrome mixer tap with tiled splashback, radiator, extractor and vinyl flooring.

Bedroom Four

4.98m x 2.19m (16' 4" x 7' 2") There is a double glazed dormer window to the rear of the property, radiator and carpet flooring.

Exterior

Rear Garden

5.54m x 4.91m (18' 2" x 16' 1") The current vendors have reduced the size of the garden to create a double tandem block paved parking area to the rear of the property and the vendors advise us that if required, this can be changed back. The current garden has been finished with artificial lawn and features raised flower beds, power points, lighting and a gate which provides access to the garage and parking.

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Double Parking Space

There is a block paved tandem double parking space to the rear of the property.

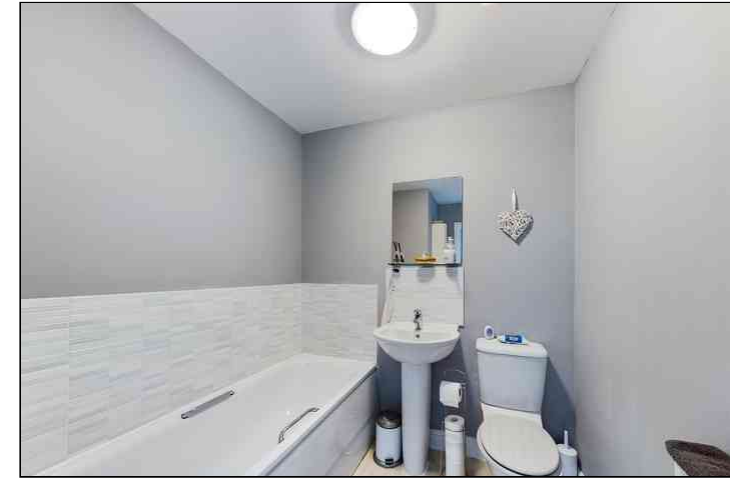
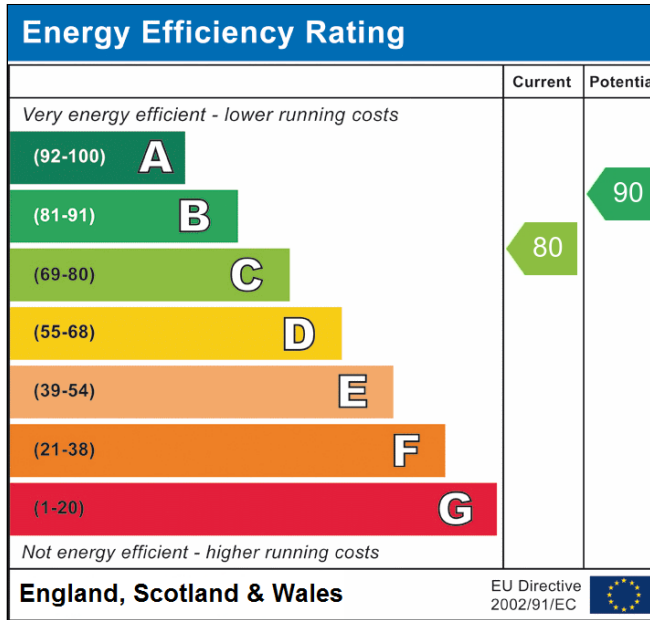
Garage

6.00m x 3.02m (19' 8" x 9' 11") Located to the rear of the property, this garage features an up and over metal door, glazed Upvc door to the side, power points and lighting. The current vendors advise us that located near to the garage is an additional communal single parking space which works on a first come first served basis.



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

Email: sales@terencepainter.co.uk

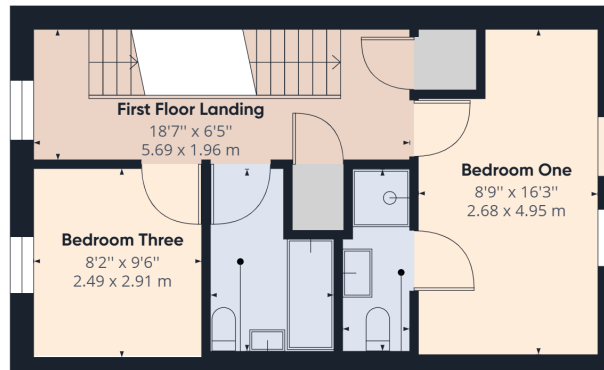
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Cloakroom/W.C.
5'9" x 2'10"
1.76 x 0.87 m



Ground Floor Building 1

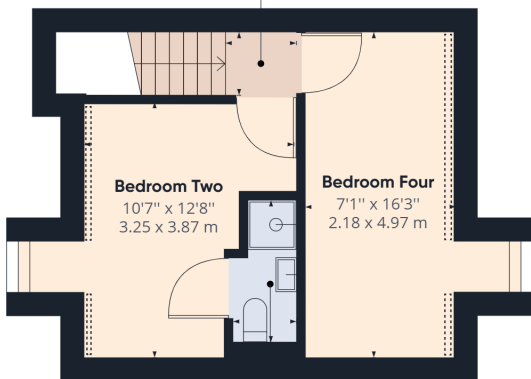


Bathroom
6'5" x 8'8"
1.96 x 2.65 m

Bedroom One En-suite
3'6" x 8'8"
1.08 x 2.65 m

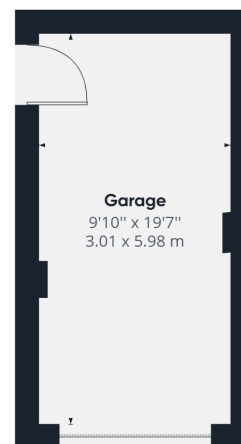
Floor 1 Building 1

Second Floor Landing
3'6" x 3'3"
1.08 x 1.01 m



Bedroom Two En-suite
3'3" x 6'9"
1.01 x 2.07 m

Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1355.86 ft²
125.96 m²

Reduced headroom

9.16 ft²
0.85 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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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