



Terence Painter

ESTATE AGENTS

- Brand New Detached House
- Two Bedrooms
- Open Plan Living
- Contemporary Kitchen with Appliances
- Fitted Carpets & Flooring
- Private Courtyard Garden
- Off Street Parking



37 High Street, Minster, Ramsgate, Kent. CT124BT.

Freehold £310,000

BRAND NEW TWO BEDROOM DETACHED HOUSE SITUATED WITHIN THE HEART OF POPULAR MINSTER VILLAGE

This two bedroom detached house offers all the benefits of modern open plan living, whilst being in the centre of village life. The accommodation is arranged over two floors and features a contemporary fitted kitchen with high gloss units, integrated oven, fridge and freezer and an impressive feature granite work-surface and breakfast bar. Also on the ground floor is a cloakroom/W.C. and the living room with French doors opening out to a walled courtyard garden. Located on the first floor are two bedrooms, a shower room/W.C. and a spacious landing with storage cupboard. The property also features an attractive block-paved front garden providing off-street parking. The property is fully carpeted, with tiling to the kitchen, shower room and cloakroom and is ready to move straight into!

Minster is bustling village offering a good selection of independent shops, pubs and restaurants and a railway station. 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 soon to be open Thanet Parkway railway station is located within 4 miles.

Entrance

Via composite half glazed front door with feature porch canopy over, leading to:

Kitchen

3.83m x 3.04m (12' 7" x 10' 0") With double glazed feature oriel style window to front. Fitted with a range of contemporary high gloss units and incorporating an electric oven and gas hob with stainless steel extractor canopy over. Integrated under counter fridge and freezer. Space and plumbing for washing machine. Stainless steel one and a half bowl sink unit inset to granite work surface area and breakfast bar, with feature lighting over. Tiled flooring. Understairs storage cupboard. Anthracite vertical radiator. Door to Cloakroom/W.C. Open to living area.

Cloakroom/w.c:

With double glazed window to front. Fitted with low level W.C. and wash hand basin with storage under. Anthracite radiator. Tiled floor.

Living Area

4.0m x 3.92m (13' 1" x 12' 10") With high level double glazed windows to either side and double glazed French doors leading out to the rear garden. Two anthracite vertical radiators. Fitted carpet. Inset ceiling lights. Stairs to first floor with feature glass balustrade and ashwood handrail.

Landing:

With double glazed window to side. Fitted carpet. Anthracite radiator. Built in storage cupboard. Hatch to loft space. Fitted carpet. Feature glass balustrade with ashwood hand rail.

Bedroom One:

3.93m x 3.12m (12' 11" x 10' 3") With double glazed windows to side and rear. Fitted carpet. Anthracite radiator.

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Bedroom Two:

2.67m x 2.0m (8' 9" x 6' 7") extending to 3.4m (11' 2") into door recess. Built-in cupboard housing Vaillant gas fired boiler. Two double glazed windows to front.

Shower Room/W.C.

Double glazed window to side. Fitted with shower cubicle with thermostatically controlled shower, wash hand basin with vanity storage below and mirror over. Low level W.C. Tiled flooring. Anthracite ladder style feature radiator. Extractor.

Exterior

Front Garden:

Block paved area providing off street parking.

Rear Garden:

6.00m wide x 4.66m deep (19' 8" x 15' 3") Enclosed walled courtyard garden with Indian sandstone patio area, artificial lawn and raised borders with wooden sleeper retainers.

Agents Note:

We are advised by the vendors that the property will benefit from a 10-year insurance backed build warranty.



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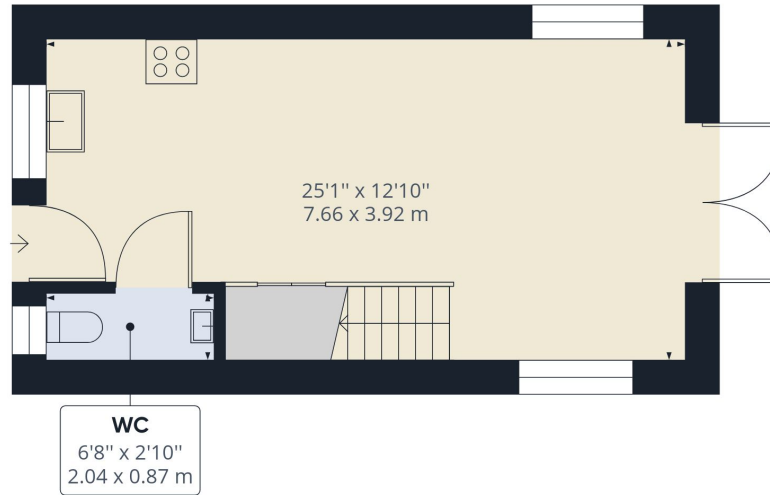


Viewing strictly by prior appointment with the Selling Agents
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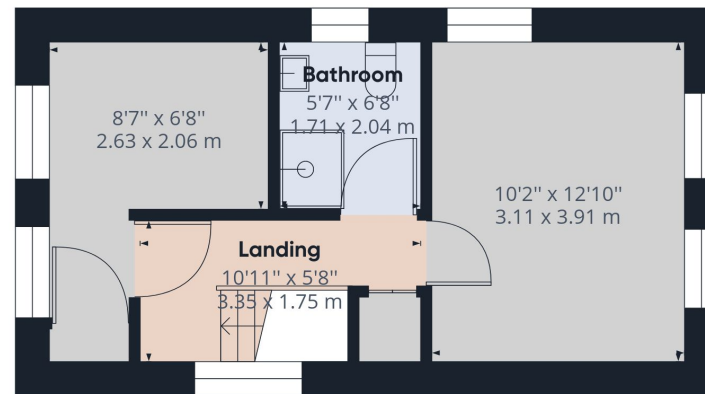
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

626.68 ft²

58.22 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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