



Larch End, Minster On Sea, Sheerness

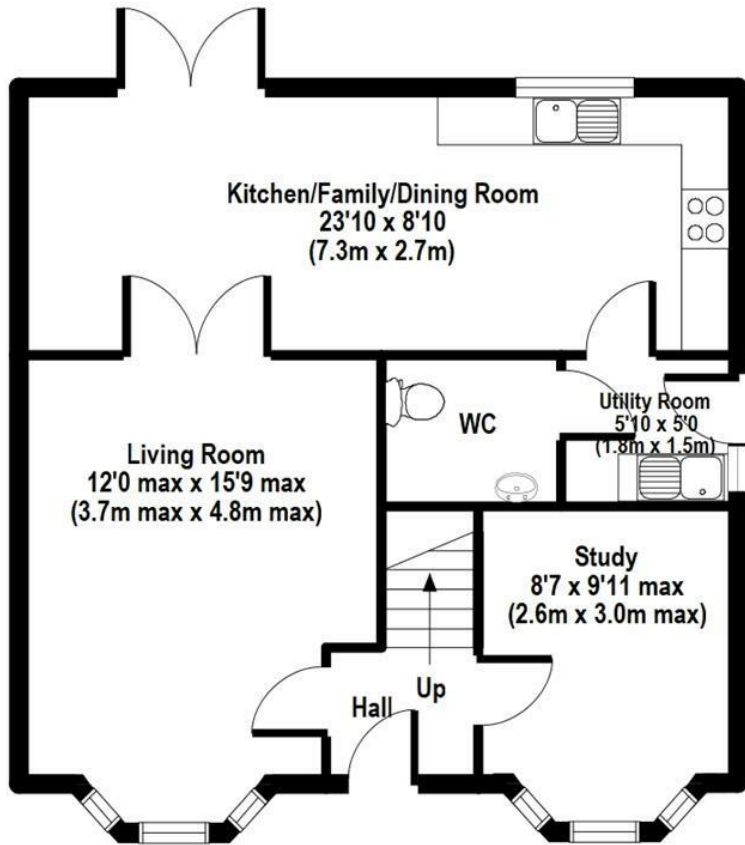
**FOUR BEDROOM DETACHED HOME** - Lamborn & Hill are pleased to offer for sale this large family home in a popular area of Minster. Ideal for the growing family is this well presented detached home which is full of space and light! The ground floor accommodation flows nicely and off the hallway is the study, lounge and first floor stairs. off the lounge is the kitchen diner, finished in grey and with space for dining table and chairs and the breakfast bar. Plenty of space to entertain! Off the kitchen/diner is the utility room and the handy downstairs toilet. Upstairs there are four bedrooms, three of which are double in size and the master boasting en-suite shower room. There is also the family bathroom servicing the other bedrooms which again is in great condition. Externally there is a mainly lawn rear garden with access to the garage and the frontage has recently been upgraded to low maintenance artificial lawn, giving great kerb appeal. The property is in easy walking distance to the local co-op shop and Thistle Hill Academy and if access off the island is needed, the Lower Road is reached in minutes via Scocles Road. An internal viewing is highly recommended to fully appreciate the accommodation on offer. **CALL NOW TO VIEW!**

## Offers In Excess Of £360,000

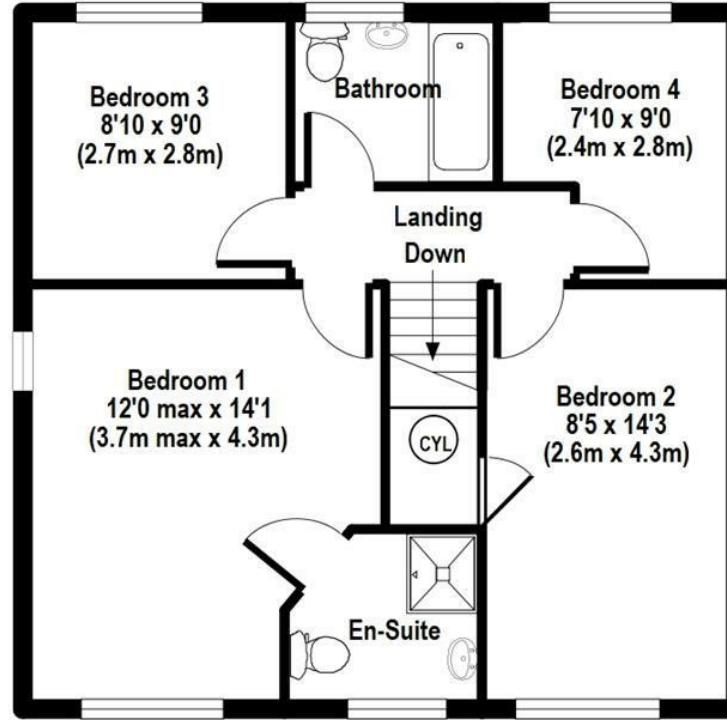
- **FOUR BEDROOM DETACHED FAMILY HOME**
- Well Presented Throughout
- Garage & Driveway
- En-Suite to Master Bedroom
- Study
- EPC Rating C (79)
- Built by Jones Homes 2016
- **CALL NOW TO VIEW!**







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 1115 sq. ft / 104 sq. m

**Larch End**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.