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Property brochure



DELSIDE
WAYBOROUGH HILL
MINSTER
RAMSGATE
KENT
CT12 4HR

Price: £479,950

4 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD
Council Tax C



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



The Property

Looking for something quirky and unique? This 4 bedroom semi detached family home is in a semi rural location at the end of Wayborough Hill, with field views from the rear garden and bedroom. During the current owners time at the house they have extended downstairs and fitted a new kitchen and bathroom, and had a log cabin put in the front garden, as well as decking leading to the kitchen diner, and created a rear garden with sun room / gin bar! There is plenty of space for all the family with 3 large double bedrooms, a large family bathroom, and a utility room and playroom on the ground floor, and another large double bedroom on the first floor. The house has a double carport and a garage to the front as well as space for another car to park within the gates, and the large garden has a cabin which is currently used to work from home but could also make an ideal summerhouse. The decked area to the side is the chill out area with a hot tub, and there is an additional rear garden with field views, and a gin bar or another work from home space. Call to view to appreciate all this fantastic house has to offer!

Location

Wayborough Hill is a quiet lane situated between Minster village and Cliffsend, ideal for easy access to Minster village with its array of shops, pubs and the library as well as sought after primary school, and easy access to the A299 Thanet Way, also Parkway station is close by with the high speed link to London only taking 70 minutes.

Accommodation

GROUND FLOOR:

Front door and side door

FRONT DOOR:

Bedroom 1:	23'3" (7.09m) x 9'2" (2.79m)
Bedroom 2:	12'2" (3.71m) x 9'4" (2.84m)
Bedroom 3:	11'3" (3.43m) x 10'9" (3.28m)
Bathroom	
Utility room:	12'5" (3.78m) x 5'9" (1.75m)
Cloakroom /WC:	9'4" (2.84m) x 9'1" (2.77m)
Lounge:	13'0" (3.96m) x 12'9" (3.89m)
Kitchen/diner:	27'10" (8.48m) x 10'5" (3.17m)

OUTSIDE:

Gated parking

2 x carport, 1 x garage

Front garden, rear garden, side decked area

Cabin: 9'4" (2.84m) x 9'1" (2.77m)

Bar: 8'2" (2.49m) x 6'8" (2.03m)



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Property brochure

Key Features

- Quirky and unique property
- Semi rural location
- Field views from rear garden
- 4 bedroom semi detached family home
- Close to Minster village
- Carports and garage

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0022473/20230907/RLDP



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