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## Property brochure



STATION APPROACH  
MINSTER  
KENT  
CT12 4BP

Price range £400,000 - £425,000

3 Bedrooms

2 Receptions


1 Bathroom

1 Garage

EPC C

Tenure FREEHOLD  
Council Tax E

 Oakwood homes

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### The Property

Detached family home in Minster village! This well presented 3 bedroom family home is situated on a corner plot with wrap around gardens, a driveway, garage and conservatory. The house is within walking distance of the village with its selection of shops, pubs & restaurants, a butchers, the church and primary school all very close by. Minster station is a short walk away and Thanet Parkway is also a short drive away with HS1 links to London. Downstairs the house has a cloakroom off the hallway, a lounge and dining room as well as the kitchen and conservatory leading to the enclosed south facing garden which has two nearly new sheds. Upstairs are three bedrooms and the family bathroom which has been refloored with an Italian composite floor. The house has also had a new garage door fitted in July 2024. Call to book your viewing to appreciate all this lovely house has to offer! We understand the house has fibre to the cabinet internet connection and the property has the benefit of a Harveys water softener installed.



### Location

Minster village is always popular for those who enjoy village life, with several pubs and convenience shops as well as the church, butchers, library and train station all within walking distance.

### Accommodation

#### GROUND FLOOR

Hallway

WC

Lounge 13'11" (4.24m) x 11'7" (3.53m)

Dining room 12'8" (3.86m) x 9'11" (3.02m)

Kitchen 14'3" (4.34m) x 7'4" (2.24m)

Conservatory 8'11" (2.72m) x 8'8" (2.64m)

#### FIRST FLOOR:

Bedroom 1 12'8" (3.86m) x 11'3" (3.43m)

Bedroom 2 11'9" (3.58m) x 10'1" (3.07m)

Bedroom 3 11'3" (3.43m) x 8'0" (2.44m)

Bathroom

OUTSIDE

Front, side & rear gardens. Driveway & garage. Two sheds.



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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





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### Key Features

- Price range £400,000 - £425,000
- 3 bedroom detached house
- Popular Minster village location
- Corner plot with lovely gardens
- Conservatory
- 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. RAM0023036/240202KLCW



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