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## Property brochure



PARSONAGE FIELDS  
MONKTON  
KENT  
CT12 4JL

Price: £325,000

3 Bedrooms

1 Reception

2 Bathrooms

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax C



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01843 590900



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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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

Popular Monkton Village location! This well presented 3 bedroom semi-detached family home is in the popular village of Monkton, to the west of Ramsgate. The house has a lawned front garden and a driveway for parking. Inside off the hallway there is a lounge to the front opening out to an open plan kitchen/diner to the rear with a butler sink and a range oven. The dining area has French doors leading out to the lawned and fenced rear garden, which has side access, a summerhouse, and a storage shed for garden tools and furniture. Also on the ground floor there is a large wet room to the front of the house. Upstairs are three bedrooms and the recently updated bathroom. There has been planning permission granted for a 2 storey side extension and a single storey rear extension which has now lapsed but can be viewed on the the Thanet District Council website, reference F/TH/14/0165. The house is believed to have a fibre to the cabinet internet connection. Call to arrange your viewing to appreciate the location and all this house has to offer!

### Location

Parsonage Fields is a quiet cul-de-sac in the village of Monkton near Ramsgate. Access to the Thanet towns as well as the A299 dual carriageway is very easy from here and there are a number of shops, pubs and amenities in the nearby village of Minster.

### Accommodation

#### GROUND FLOOR:

Hallway

Lounge: 14'6" (4.42m) x 9'9" (2.97m)

Kitchen/diner: 16'7" (5.05m) x 9'7" (2.92m)

Wet Room: 8'1" (2.46m) x 7'4" (2.24m)

#### FIRST FLOOR:

Bedroom 1: 12'1" (3.68m) x 9'7" (2.92m)

Bedroom 2: 11'0" (3.35m) x 7'8" (2.34m)

Bedroom 3: 9'2" (2.79m) x 6'8" (2.03m)

Bathroom: 8'5" (2.57m) x 6'8" (2.03m)

#### OUTSIDE:

Driveway & lawned front garden

Fenced & lawned rear garden, side access, summerhouse & shed.

Power points & outside tap.



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### Key Features

- Chain free 3 bedroom semi detached family home
- Driveway to front
- Field views to rear
- Upstairs bathroom and downstairs wet room
- Mostly new windows & doors
- Log cabin & storage shed in rear garden


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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. RAM0023054/20240213/KLDP

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