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## Property brochure



CHENEY ROAD  
RAMSGATE  
KENT  
CT12 4BG

Price: £425,000

4 Bedrooms

1 Reception


2 Bathrooms

1 Garage

EPC C

Tenure FREEHOLD  
Council Tax E



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### The Property

Detached family home in Minster Village! The house was built in 2010 as part of a development of houses and apartments and has always been extremely popular for families who want to enjoy village life! There is plenty of living space downstairs with a large entrance hall as you come in, a bright and airy lounge to the front, and a great size open plan kitchen/diner at the back of the house leading on to the garden. The kitchen area has integrated appliances with an abundance of cupboard space, and a breakfast bar as well as dining area. There is also a downstairs cloakroom. Upstairs are 4 double bedrooms with an en-suite shower to the master bedroom as well as the family bathroom. Outside there is access from the front to the garage, with 2 tandem parking spaces on the driveway and potential for a 3rd space to the front of the house where there is currently a decorative hedge. The house has an enclosed fenced garden to the rear with access to the garage as well. There is an fibre to the premises internet connection to the house. Call to arrange your viewing!

### Location

Cheney Road is situated in the sought after village of Minster which has its own local parade of shops, fantastic pubs and superb restaurants, as well as an excellent primary school, transport links - with train station and local bus service and a local doctor's surgery.

### Accommodation

#### GROUND FLOOR:

Hallway	
Lounge:	18'4" (5.59m) x 11'10" (3.61m)
Kitchen/diner:	21'7" (6.58m) x 11'10" (3.61m)
Dining area:	18'4" (5.59m) x 9'0" (2.74m)
WC	

#### FIRST FLOOR:

Bedroom 1:	12'0" (3.66m) x 11'0" (3.35m)
En-suite shower room	
Bedroom 2:	11'11" (3.63m) x 9'10" (3.00m)
Bedroom 3:	8'6" (2.59m) x 8'2" (2.49m)
Bedroom 4:	8'3" (2.51m) x 7'1" (2.16m)
Family bathroom:	6'6" (1.98m) x 6'4" (1.93m)

#### OUTSIDE:

- Driveway leading to garage
- Parking for 2 cars
- Enclosed rear garden



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### Key Features

- 4 bedroom detached house
- Well presented throughout
- Popular Minster village
- Lovely living space
- En-suite to master bedroom
- Garage & 2 parking spaces



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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. RAM0023910/20240903/KLDP



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