

Buttercup Avenue, Sheerness, ME12 3FX

£225,000



Buttercup Avenue, Minster on Sea

Beautifully presented and immediately warm and welcoming, this attractive three-bedroom terraced house is the perfect family home, situated on the sought after Thistle Hill development, in the heart of Minster.

The well planned internal accommodation offers a sociable layout, ideal for those who enjoy entertaining.

On stepping through the entrance door, you are greeted with an entrance hall with stairs to the first floor, a spacious lounge/diner with French doors that lead to the rear garden, a modern fitted kitchen with integrated appliances, and a downstairs cloakroom.

The first floor landing leads to three bedrooms, an en-suite to the master, and a family bathroom.

Further features include UPVC double glazing, gas fired central heating, NHBC warranty, built-in wardrobes to the master bedroom, front & rear gardens, and two allocated parking spaces to the rear of the property.

Buttercup Avenue forms part of the Thistle Hill development, built by Bovis Homes in 2015.

Within easy reach of the property, you will find Thistle Hill Academy, Minster Village, and convenient transport links.

Key Features

- Modern Terraced House
- Three Bedrooms
- Lounge/Diner
- Fitted Kitchen with Integrated Appliances
- Downstairs Cloakroom
- En-suite to Master Bedroom
- NHBC Warranty
- Front & Rear Gardens
- Two Allocated Parking Spaces
- Close to Primary School

Entrance Hall

Composite entrance door, single radiator, consumer unit, telephone point, doors to:-

Lounge/Diner

16' 6" x 15' 7" (5.03m x 4.75m) maximum measurements

UPVC double glazed French doors with side panels to the rear aspect, three radiators, TV and telephone points, under stair storage cupboard, opening to:-

Kitchen

9' 5" x 8' 0" (2.87m x 2.44m)

UPVC double glazed window to the front aspect, inset down lights, a range of matching base and eye level cupboards, integrated electric oven, hob, dishwasher, washing machine, and dishwasher. Single drainer stainless steel sink with mixer tap inset into work surface.

Downstairs Cloakroom

UPVC double glazed window to the front aspect, white suite comprising a WC and wash hand basin, tiled to splash backs, single radiator.

First Floor Landing

Doors to:-

Bedroom 1

12' 10" into door recess x 10' 3" (3.91m x 3.12m)

UPVC double glazed window to the front aspect, single radiator, built-in wardrobe, door to:-

En-suite

UPVC double glazed window to the front aspect, inset down lights, extractor fan, partly tiled walls, single radiator, white suite comprising: double shower cubicle, WC, and wash hand basin.

Bedroom 2

10' 5" x 8' 10" (3.17m x 2.69m)

UPVC double glazed window to the rear aspect, single radiator.

Bedroom 3

10' 5" x 6' 5" (3.17m x 1.95m)

UPVC double glazed window to the rear aspect, single radiator, access to loft space.

Bathroom

Inset down lights, extractor fan, white suite comprising a panelled bath with mixer tap and shower attachment, wash hand basin and WC.


Rear Garden

Mainly laid to lawn, patio area, wooden shed, gated access to parking area.

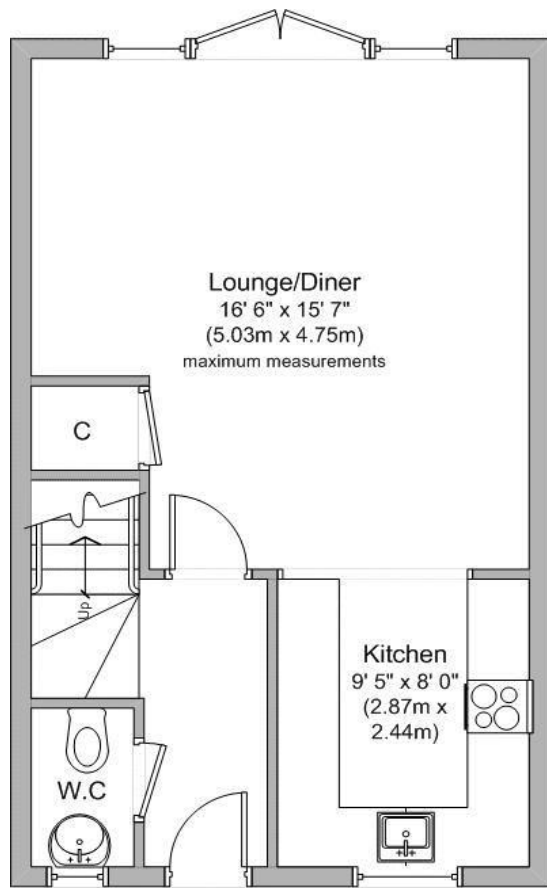
Allocated Parking

Two off street allocated parking spaces.

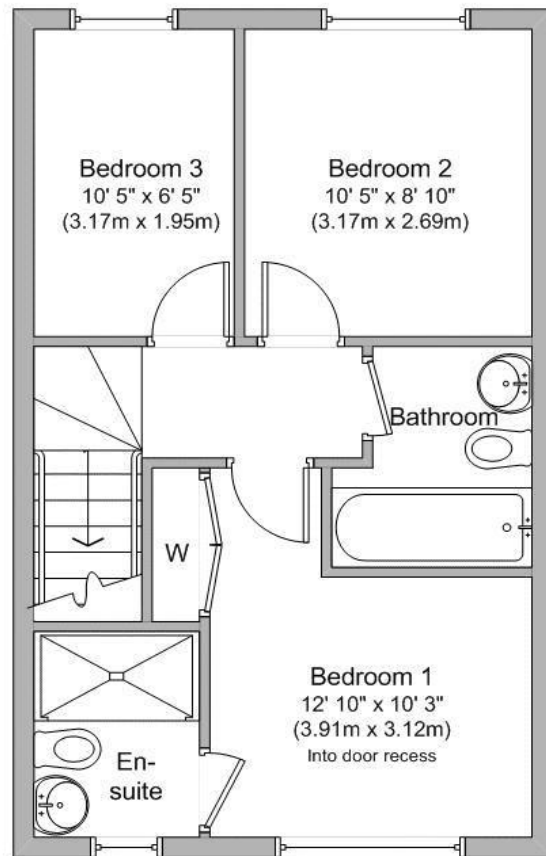
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		96
(81 to 91) B	84	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



First Floor

For illustration purposes only.
Approximate floor area: 850 Sq.Ft (79 Sq.M)



Nearby Schools

Thistle Hill Academy Primary School

2 Minute walk from property (0.2 miles)

St Georges Church of England Primary School

5 Minute drive from property (1.4 miles)

Minster in Sheppey Community Primary School

5 Minute drive from property (1.4 miles)

Oasis Academy Isle of Sheppey East Campus

4 Minute drive from property (1.4 miles)



Nearby Transport

Bus

Nearby bus links on Heron Drive, 2 minutes walk from the property

Train

Queenborough Railway Station, ME11 5DD

9 Minute drive from property (3.2 miles)

