



1a Monkton Road, Minster, CT12 4EA

GUIDE PRICE £450,000 to £475,000

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Situated off Monkton Road, welcome to this modern, executive detached 4-bedroom family home, in the sought-after village of Minster-in-Thamet. This exquisite property is elegantly set back from the road, providing a sense of privacy and tranquility. Approached via a charming gravelled driveway, there is plentiful space for parking several vehicles, offering a warm welcome to both residents and guests alike.

Upon entering, you are greeted by a bright and airy hallway that leads into the heart of the home. The open-plan living and dining areas are bathed in natural light, courtesy of windows on three sides, including French doors that open out to the garden. This thoughtful design ensures a seamless integration of indoor and outdoor living spaces, perfect for entertaining or treasured family moments. The wood laminate flooring adds warmth and elegance to the space.

The kitchen/breakfast room is a culinary delight, featuring sleek, modern wall and base units, complemented by a double oven and a 5-ring gas hob. The inclusion of a breakfast bar and space for a dining table ensures this room is not just for cooking but a hub of family activity. Adjacent to the kitchen is a spacious utility room with an external door to the garden, connecting back to the hallway which houses a convenient downstairs shower room and WC.

Ascending to the first floor, the property boasts three generously sized double bedrooms and one single bedroom, which currently serves as a dressing room but offers flexibility for various uses. The master suite benefits from an ensuite bathroom, featuring a shower over the bath, epitomising the home's blend of luxury and practicality. A separate family bathroom, equipped with a bath, standalone shower, wash hand basin, and WC, caters to the needs of the household.

The rear garden is a verdant retreat, enclosed by wood panel fencing for privacy. Predominantly laid to lawn and featuring a charming summer house, it provides a peaceful oasis for relaxation or play. Side return and gated access to the front of the property add convenience and security.





This property is more than just a house; it's a home waiting to be filled with new memories. Offering a blend of modernity, space, and comfort, it promises a lifestyle of peace and convenience in the picturesque village of Minster. Don't miss the opportunity to make this dream home yours.

Minster is a fabulous Kentish village with a great selection of places to eat and drink, shops for the essentials and a very well regarded primary school. The coastal towns of Thanet are close by with their sandy beaches and a wider range of amenities and schools etc. The cathedral city of Canterbury is around 12 miles South West of Minster and the A299 Thanet Way is easily accessible for road commuting. There are regular and high speed rail services with connections to Canterbury and London available at Minster railway station.





GROUND FLOOR -

Hallway

Living Room - 3.89m x 3.66m (12'9" x 12'0")

Dining Room - 3.68m x 3.51m (12'1" x 11'6")

Kitchen/Breakfast Room - 4.9m x 3.18m (16'1" x 10'5")

Utility Room - 3.18m x 2.49m (10'5" x 8'2")

Shower Room - 1.8m x 1.45m (5'11" x 4'9")

FIRST FLOOR -

Landing

Master Bedroom - 3.61m x 3.18m (11'10" x 10'5")

Ensuite - 1.98m x 1.98m (6'6" x 6'6")

Bedroom Two - 3.61m x 3.23m (11'10" x 10'7")

Bedroom Three - 3.38m x 2.51m (11'1" x 8'3")

Bedroom Four - 3m x 2.44m (9'10" x 8'0")

Bathroom - 3.2m x 1.68m (10'6" x 5'6")

EXTERNAL -

Driveway

Gardens

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band E (£2,948.91 per year)

EPC RATING -

78 C

SERVICES -

We are advised that all mains services are connected to the property

HEATING -

Gas Central Heating - combination boiler

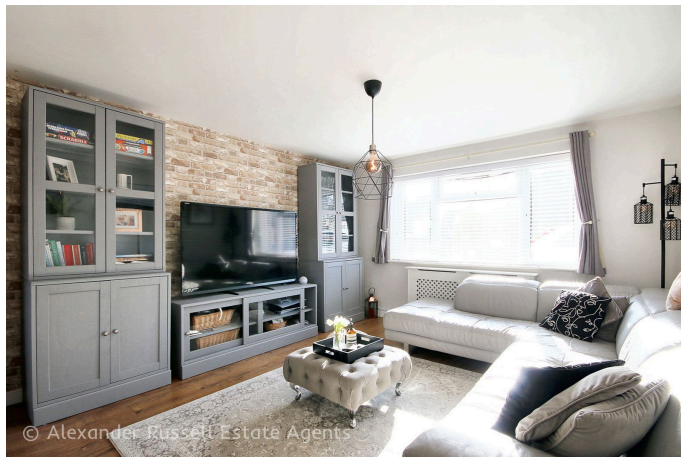
BROADBAND -

Superfast broadband available to the cabinet (FTTC)

We understand that Virgin Media (cable) is also available

LISTED BUILDING -

No





CONSERVATION AREA -
No

PARKING -
Driveway to the front

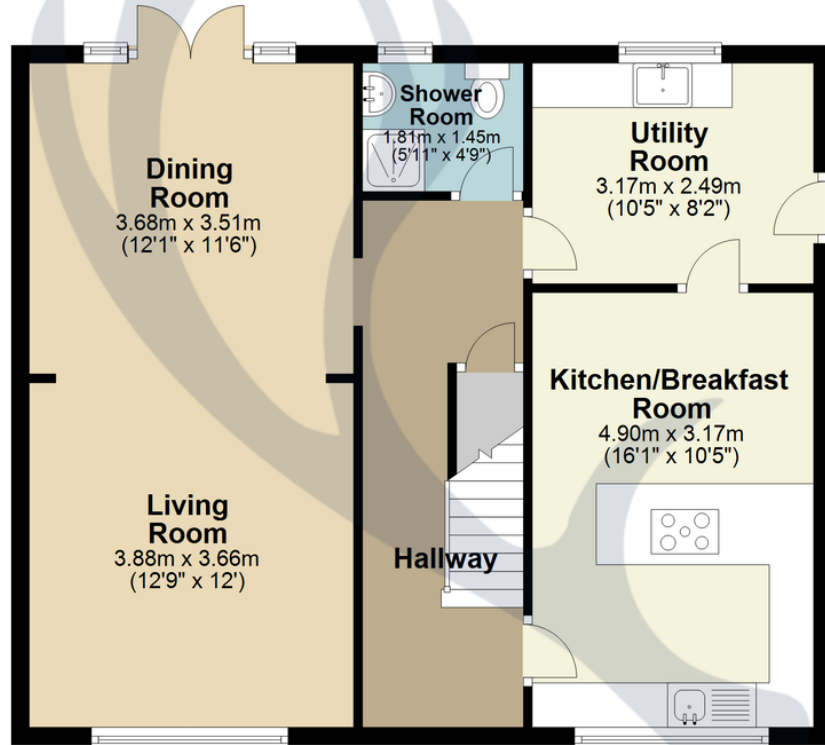
OUTSIDE SPACE -
Driveway to front, gardens to rear and side

RESTRICTIONS, RIGHTS AND EASEMENTS -
We note from the title register there are restrictive covenants that appear to be historic. Also, the property benefits from an easement/ right of way giving access to the property from Monkton Road with a 50:50 shared responsibility for maintenance/ upkeep with no.1 Monkton Road. To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

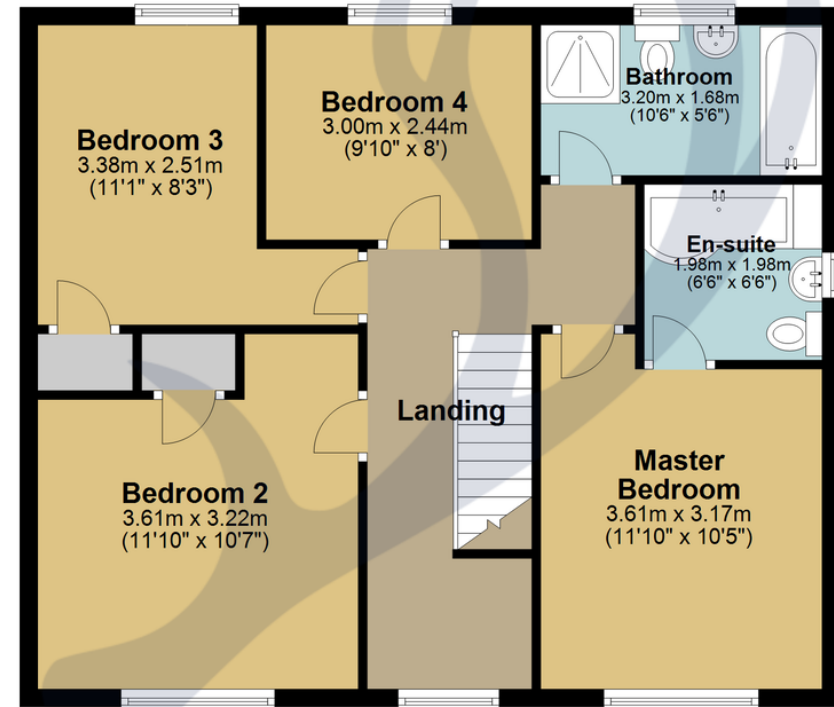
Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



First Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



Total area: approx. 132.8 sq. metres (1429.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.