



FOR SALE
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8 Norton Drive, Minster, CT12 4BS

Offers Over £325,000

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Tucked away on a peaceful residential cul-de-sac in Minster, this beautifully presented three bedroom semi-detached home has been thoughtfully updated to offer bright, welcoming spaces and a lovely balance of style and practicality. With generous living areas, a garage, driveway, front lawn and a private garden ideal for entertaining. It's a superb choice for couples or young families.

The entrance hall sets a homely tone with soft décor and natural light, leading to a comfortable living room with a feature fireplace. The layout flows into a dedicated dining area, perfect for everyday family life or relaxed gatherings. The modern kitchen is well-designed with sleek cabinetry and ample workspace, with a door leading out to the garden.

Upstairs, there are three bedrooms, two generous doubles and a versatile single room, along with a stylish, contemporary bathroom finished to a high standard with modern tiling and a shower-over-bath.

Outside, the enclosed rear garden enjoys a sunny aspect and a real sense of privacy. It's laid to lawn with a decked area, ideal for al-fresco dining or entertaining. To the front, the property offers driveway parking and a garage providing excellent storage or workspace.

Norton Drive is within easy reach of Minster's friendly village centre. Minster-in-Thamet is a true Kentish village with a historic heart, centred on its ancient abbey, characterful pubs and a high street of useful independents, cafés and a well regarded restaurants. Day to day is easy with a primary school, doctors' surgery, convenience stores and green spaces, plus countryside walks towards Monkton Nature Reserve and Pegwell Bay. Minster station gives services to Ramsgate, Canterbury West and Ashford International - with simple HS1 connections to London St Pancras - and Thanet Parkway is a short drive for faster London trains. Road links are straightforward via the A299 Thanet Way and A256, and regular buses run towards Ramsgate, Canterbury and Westwood Cross.





It suits buyers who want village life close to beaches, good schools and quick connections across Thanet and beyond.

GROUND FLOOR -

Hallway

Living Room - 3.73m x 3.15m (12'3" x 10'4")

Dining Room - 3.4m x 2.49m (11'2" x 8'2")

Kitchen - 3.4m x 2.46m (11'2" x 8'1")

FIRST FLOOR -

Landing

Bedroom One - 3.73m x 2.87m (12'3" x 9'5")

Bedroom Two - 2.11m x 2.01m (6'11" x 6'7")

Bedroom Three - 3.4m x 2.87m (11'2" x 9'5")

Bathroom - 2.67m x 2.11m (8'9" x 6'11")

EXTERNAL -

Driveway

Garage - 5.87m x 2.87m (19'3" x 9'5")

Rear Garden

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band C (£2,147.06 per year)

EPC RATING -

59 | D

SERVICES -

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

HEATING -

Gas Central Heating

BROADBAND -

Ultrafast Fibre to the Property internet available (FTTP)





LISTED BUILDING - No

CONSERVATION AREA - No

CONSTRUCTION - Standard

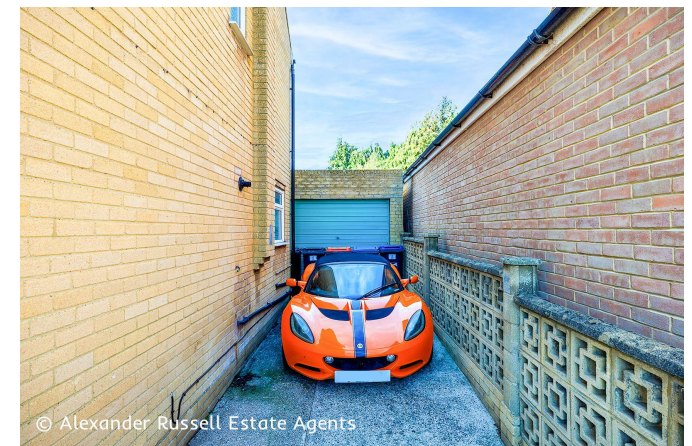
PARKING - Driveway, Garage

OUTSIDE SPACE - Driveway, Front Lawn,
Garage, Rear Garden

RESTRICTIONS, RIGHTS AND EASEMENTS -

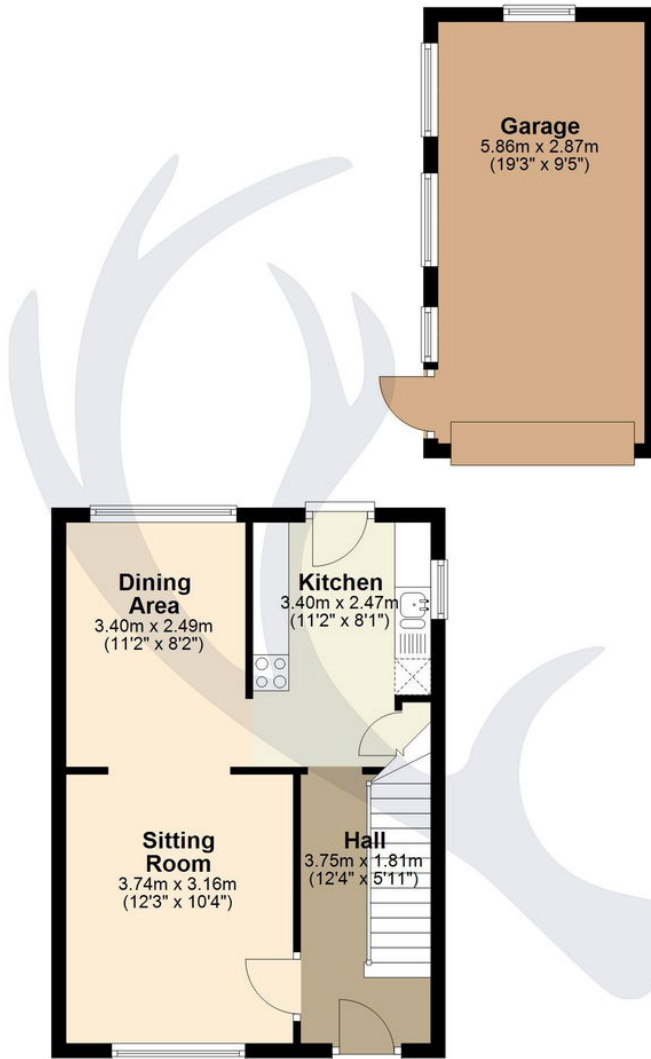
To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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.*



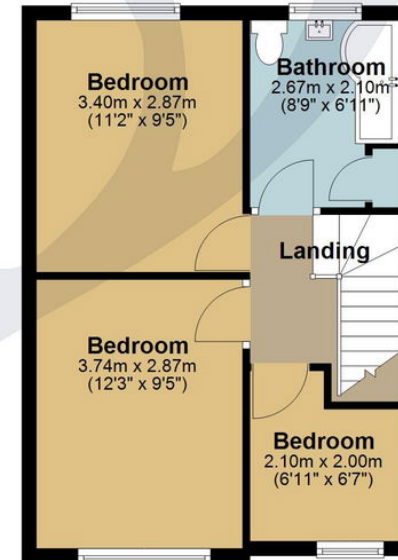
Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 89.7 sq. metres (966.1 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.