



# Singleton Close, Minster, Ramsgate

Offers Over £425,000 Freehold

4 bedroom semi-detached house for sale

## Description

Ideally located in a quiet cul-de-sac in the popular village of Minster is this lovely four bedroom semi-detached family home, this property is right in the heart of the village with it's wide range of local shops, pubs and restaurants and local railway station which provides a service to London, Thanet and other parts of Kent. This location is lovely and quiet, just a few properties in a well designed cul-de-sac and this home is without doubt one of the best, the current owners have converted the garage to provide extra living space and have put a garden room on the rear of that too. As soon as you enter the property, you will feel instantly at home. There is a bright and sunny living room, with a feature brick fireplace and an open fire, this leads through to a large family kitchen/breakfast room, there is a great range of fitted units and a range cooker, there is also French doors letting in plenty of sunlight, which lead onto the patio. As you go to the other side of the property, you will find a large dining room which is full of sunlight, there is a garden room at the end with skylight windows, and a large storage cupboard, a great place to chill out and read, the ground floor is completed by a downstairs WC. Upstairs this great property has four good sized bedrooms, the master has a fitted wardrobe and a great En-Suite shower room with a double shower enclosure, all three other bedrooms are a really good size, so this house could suite families with children of all ages, there is also a family bathroom with a double ended free standing bath. Outside the house has a driveway providing parking and at the rear is a landscaped garden with a fitted bench to sit in



the sun and a garden shed, there is also side access and a good sized lawned area, the garden is lovely and private, early viewing of this property is highly recommended.

Council Tax Band: D

Tenure: Freehold

**Tenure**

Freehold

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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