

for sale

offers over **£315,000**



Barton Hill Drive Minster On Sea SHEERNESS ME12 3LZ

Spacious 3 Bedroom Family Home in Popular Area

This lovely family home must be viewed to appreciate the standard and size of the accommodation it offers, with the added benefit of 2 Garden Rooms which offer a perfect work and entertainment space. With close links to the A249 and local amenities.



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Step into the Entrance Porch, and you enter into a good-sized family lounge with feature bay window which flows perfectly to the Kitchen Area.

The Kitchen is open plan with a range of fitted units and built in oven and hob this opens to the spacious Conservatory fully centrally heated which is a perfect dining/entertainment space.

Upstairs you have 2 Double Bedrooms and a Single Bedroom.

The Large Garden backs on to Attractive Woodland with 2 Garden Rooms, the first makes a perfect office space with all the requirements for working from home.

The main Garden Room has the WOW factor with its large entertainment space and Bar Area a fabulous place to relax with friends and family.

With a Driveway and Parking for several cars this property will tick all the boxes for families or couples looking for a Spacious Attractive Home that is close to local amenities in a popular area.



Lounge

14' 9" x 15' 1" (4.50m x 4.60m)

Kitchen

10' 3" x 8' 10" (3.12m x 2.69m)

Conservatory

14' 9" x 12' 9" (4.50m x 3.89m)

Bathroom

10' 3" x 5' 8" (3.12m x 1.73m)

Bedroom 1

11' 11" x 10' (3.63m x 3.05m)

Bedroom 2

8' 8" x 12' 8" (2.64m x 3.86m)

Bedroom 3

8' 9" x 6' (2.67m x 1.83m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: SIT103247 - 0004

Tenure: Freehold

EPC Rating: F

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