



Meanja Drake Avenue

| Minster On Sea | ME12 3SA

Offers over £319,999

Welcome to this charming detached bungalow located on Drake Avenue in the picturesque Minster On Sea. This lovely property boasts ample space with 1 reception room, perfect for entertaining guests or simply relaxing with your family. With 4 spacious bedrooms, there is plenty of room for everyone to have their own private sanctuary.

The property features 1 bathroom, ensuring convenience for all residents. Spanning across 1,679 sq ft, this bungalow offers a comfortable and cosy living space for you to call home.

Situated in a tranquil neighbourhood, this bungalow provides a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property offers privacy and a sense of exclusivity that is truly desirable.

Don't miss out on the opportunity to make this delightful bungalow your own. Contact us today to arrange a viewing and take the first step towards living in your dream home on Drake Avenue.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Living Room

13'10" x 11'10"

This is a spacious and well-proportioned reception with feature glass radiators, carpeted flooring and front aspect views.

Kitchen

15'5" x 10'9"

The kitchen is large with ample, gloss and feature front wall and base cabinets with coordinating worktops and integrated appliances. Wall and floor tiling give this kitchen a modern look and there is a stainless steel extractor hood, directional spray tap and chrome sockets which add to the style.

Dining Room

12'10" x 10'2"

This is a separate room with laminate flooring and space for a family dining table and chairs. French doors open to the raised decking terrace in the rear garden.

Bedroom 2

17'11" x 8'9"

The ground floor, double bedroom is spacious with in-built storage, carpeted flooring and views over the garden.

WC

A practical ground floor facility which is fully tiled with a white basin with integrated storage and a white WC.

Bedroom 1

18'4" x 15'7"

This spacious double bedroom is on the first floor and offers carpeted flooring and neutral décor.

Walk in

7'4" x 4'10"

A walk-in area in Bedroom 1 which is suitable for storage or hanging space

Bedroom 3

13'0" x 7'1"

This is a good-sized room with carpeted flooring and garden views.

Bedroom 4

10'6" x 8'0"

A fourth bedroom with carpeted flooring and a rear aspect view.

Shower Room

8'2" x 5'5"

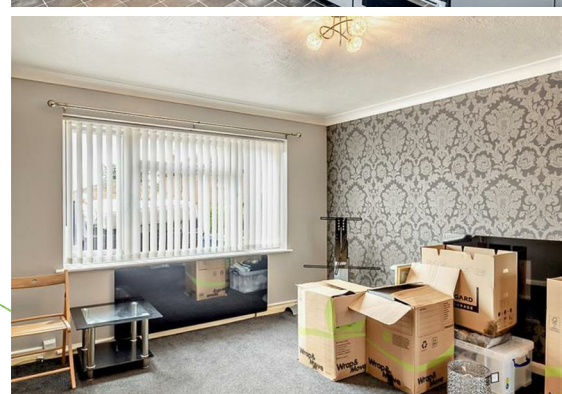
This modern shower room with skylight window has a large walk-in shower enclosure, white washbasin and WC with a chrome ladder towel radiator and attractive wall tiling.

Garden

The property is approached over a large driveway with side access to the main entrance. The large, enclosed rear garden offers a selection of zones in which to relax. There is low-maintenance lawn space and a large area of raised decking for al fresco dining, along with an adjoining paved patio area. To the rear of the garden, there is a storage shed and the garden enjoys mature shrubbery planting to the borders with a side pedestrian access gate to the front of the property.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Meanja, Drake Avenue Minster on Sea, Sheerness, Kent
Approximate Gross Internal Area
130 Sq M/1399 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.