




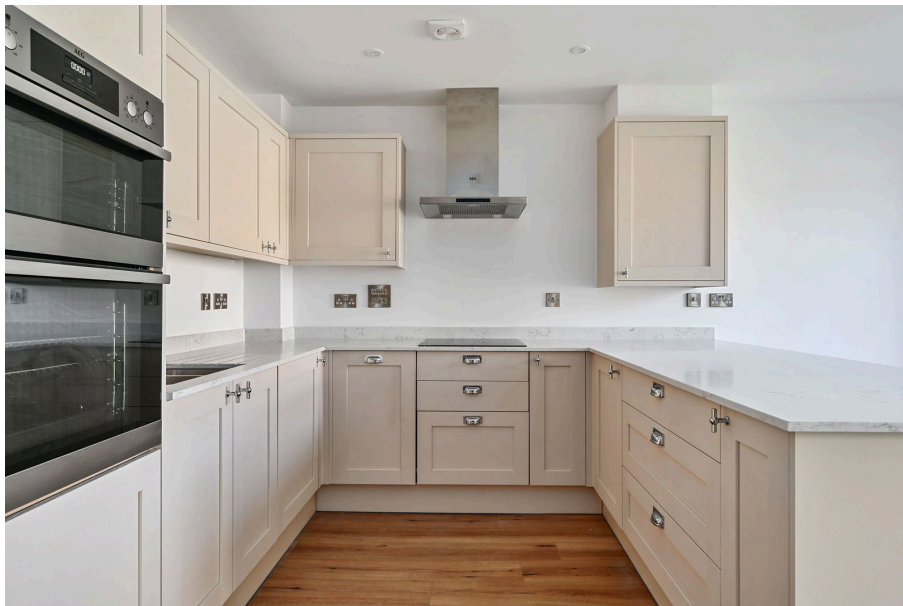


HILDEN
Management

Lime Trees, Minster, Ramsgate, Kent. CT12 4FE

From £425,000

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HAVE A PROPERTY TO SELL?.. No problem, talk to us about our ASSISTED MOVE SERVICE!

Nestled within the charming village of Minster, Kent, within a secluded enclave of just 36 residences, lies an exceptional link-detached home offering unparalleled comfort and style.

This remarkable abode features a garage and driveway, with over 1200 sq. ft. of thoughtfully designed internal space, crafted for contemporary living.

Step inside to discover a well-appointed formal lounge at the front, exuding sophistication and comfort. A ground floor cloakroom and storage cupboard provide practical convenience.

At the heart of the home, a stunning kitchen/dining/family room awaits, beckoning with its allure for social gatherings and relaxation. Seamlessly flowing into the garden, this space is tailor-made for entertaining and leisurely moments.

Upstairs, three bedrooms await, including a master bedroom with an ensuite, accompanied by a dazzling family bathroom.

Completing this exceptional offering is a 10-year structural build warranty, ensuring peace of mind for the discerning homeowner.

Measurements

Ground Floor

Living Room 3.3m x 4.75m / 10' 9" x 15' 7"

Dining Area 2.95m x 2.5m / 9' 8" x 8' 2" / **Kitchen Area** 4.6m x 2.6m / 15' 1" x 8' 6" **Family Room Area** 2.85m x 3.1m 9' 4" x 10' 2"





TOTAL FLOOR AREA: 1216sq.ft. (113.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of all areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Hilden and Partners 11/24

- Exceptional spacious detached home
- Three Bedroom Link Detached Home
- Located within the sought after village of Minster, Kent.
- Small development of just 36 Homes
- Cul De Sac location
- Block Paved Driveway and Garage
- Master Bedroom with Ensuite
- Spacious Kitchen / Dining / Family Room with two sets of double doors to the rear
- Assisted move service available

Energy performance certificate (EPC)

23 Little Tress
Minster
Dorset
DT12 4FE

Energy rating
B

Valid until: 11 July 2034

Certificate number: 0388-3622-3030-2394-6471

Property type: Detached house

Total floor area: 112 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standard-guidance) (<https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standard-guidance>)

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

80+

A

69-79

B

55-68

C

45-54

D

35-44

E

25-34

F

1-24

G

80+

A

69-79

B

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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