



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£425,000**

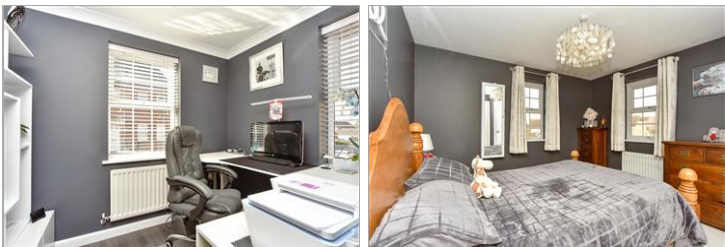
**Freehold**

4x  3x  2x 

Charlock Drive, Minster-On-Sea, Kent,  
ME12

*Wards*  
Helping you move forwards





## Main features

- Double tandem garage as well as off road parking
- 2 en-suite shower rooms plus a family bathroom
- Fabulous modern kitchen with 5 ring induction hob
- Study to the front perfect for work from home
- Lounge plus separate dining room

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 4'8 x 4'6 (1.42m x 1.37m)  
 Lounge: 15'2 x 12'1 (4.63m x 3.69m)  
 Dining Room: 9'5 x 8'9 (2.87m x 2.67m)  
 Kitchen: 14'10 x 13'7 (4.52m x 4.14m)  
 Study: 8'9 x 8'5 (2.67m x 2.57m)

### FIRST FLOOR

Landing  
 Bedroom 1: 13'9 x 11'6 (4.19m x 3.51m)  
 En-Suite Shower Room: 5'2 x 4'9 (1.58m x 1.45m)  
 Bedroom 2: 11'3 x 8'9 (3.43m x 2.67m)  
 En-suite Shower Room: 5'7 x 5'7 (1.70m x 1.70m)  
 Bedroom 3: 8'9 x 8'7 (2.67m x 2.62m)  
 Bedroom 4: 10'5 x 6'9 (3.18m x 2.06m)  
 Bathroom: 8'0 x 5'5 (2.44m x 1.65m)

### OUTBUILDING

Tandem Garage

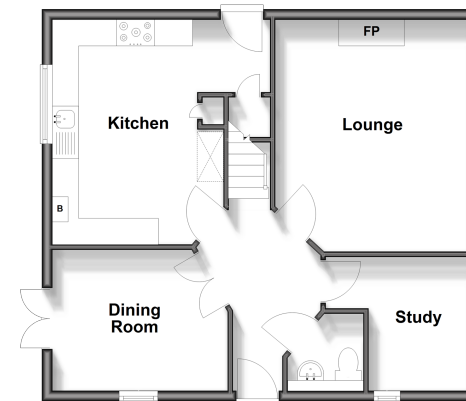
### OUTSIDE

Front Garden  
 Driveway  
 Rear Garden

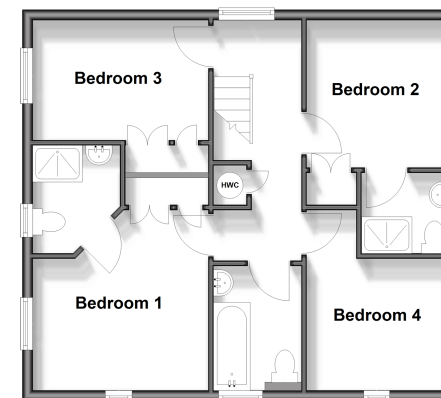
**Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
 Approx. 56.0 sq. metres (603.1 sq. feet)



**First Floor**  
 Approx. 56.0 sq. metres (603.1 sq. feet)



**Outbuilding**  
 Approx. 14.7 sq. metres (157.9 sq. feet)

