

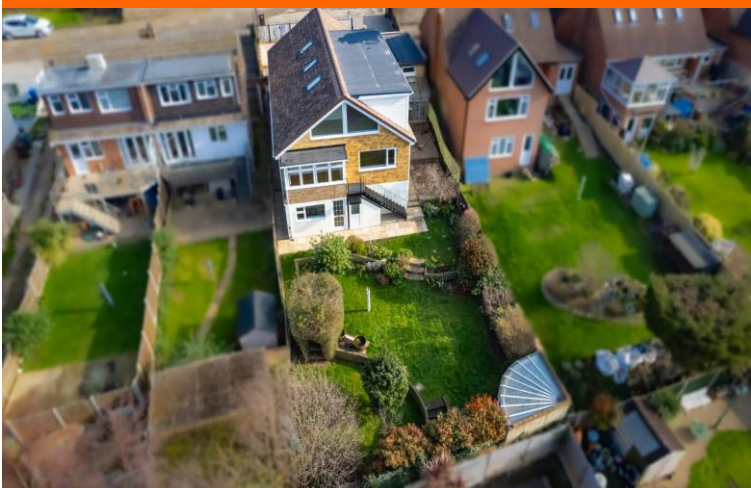
PRICE  
OFFERS OVER  
**£600,000**

Freehold



**COMPLETELY MODERNISED AND MUCH EXTENDED 5  
BED CHALET BUNGALOW WITH BESPOKE KITCHEN, 3  
BATHROOMS AND NEARLY 1900 SQFT OF LIVING  
SPACE THROUGHOUT IS 3 FLOORS!**

**Clovelly Drive, Minster  
ME12 2SF**



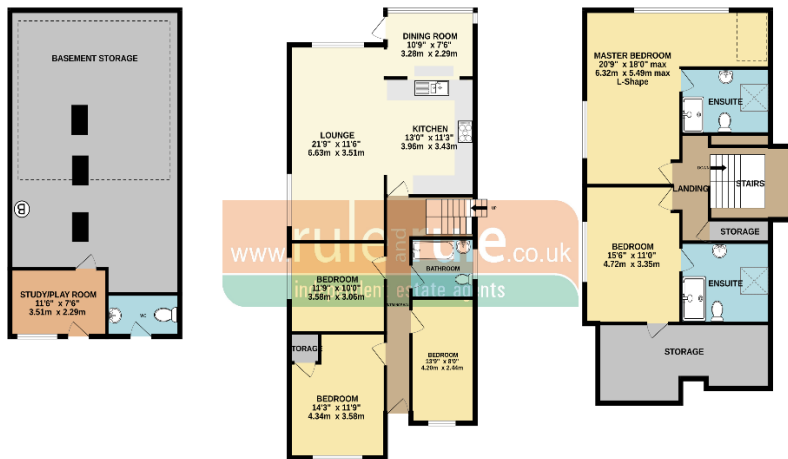




**BASEMENT**  
711 sq ft, 659.9 sq m approx.

**GROUND FLOOR**  
1102 sq ft, 101.6 sq m approx.

**1ST FLOOR**  
543 sq ft, 50.2 sq m approx.



TOTAL FLOOR AREA: 2657 sq ft, (247.7 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to guarantee as to their operability or efficiency can be given. Made with MyPlan 6/20/14

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Rule and rule are delighted to offer this completely modernised and extended 5-bed split level house, situated on an elevated plot with lovely views over the island to rear. This truly deceptive 5-bedroom property encompasses nearly 1900 sqft and benefits from immaculate accommodation spanning three floors.

The accommodation comprises a 21ft through lounge, bespoke fitted kitchen with quartz worktops, brushed bronze splash backs, a full range of quality appliances and luxury vinyl tiled flooring. This leads onto a light and airy glazed dining area, overlooking the garden. The family bathroom is all new too. There will be no arguing over who has the biggest bedroom as all five are good sized doubles, with the two attic rooms having their own en-suite shower rooms. The master bedroom has a full height glazed gable window affording far reaching views towards the Medway Estuary.

Outside is ample parking for 3-4 cars, a detached single garage with light and power and side access to the well stocked and mature south facing rear garden. Need and office? Then take a look at the room under the property and accessed from the garden level. This is double glazed and has power and a radiator too. From here you can access even more space with the huge basement area offering storage aplenty or maybe even turn it into a gym! The choice is yours. Simply fabulous and truly unique,

Call Mark or Craig to book your escorted viewing today. You won't be disappointed!

**MONEY LAUNDERING REGULATIONS 2007:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991 -** Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.