PRICE Offers Over £385,000 **Freehold**

DECEPTIVELY SPACIOUS 3-4 BED DETACHED CHALET BUNGALOW SITUATED CLOSE TO SCHOOLS AND **AMENITIES.**

Minster Road, Minster **ME12 3NS**





















1ST FLOOR 245 sq.ft. (22.7 sq.m.) approx

BEDROOM
125° x 10°
220° x 229°
220° x 229°
220° x 229°
25° x 36°°

LOBBY

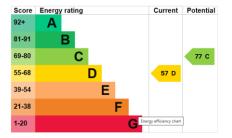
SHOWER ROOM

LOUNGE
15° x 13°
20° x 13°
20

GROUND FLOOR 964 sq.ft. (89.6 sq.m.) approx

TOTAL FLOOR AREA: 1209 sq.ft. (112.3 sq.m.) approx.

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Come take a look at this deceptively spacious 3/4 bedroom chalet bungalow, ideally located on the desirable Minster Road.

This well-maintained home offers a comfortable and convenient lifestyle, perfect for families and those looking for extra space. With gas central heating and uPVC double glazing, the home is both warm and energy efficient. Inside, you'll find a modern bespoke fitted kitchen, perfect for home cooks, and a stylish, updated shower room. The ground floor features three bedrooms, two of which are doubles, providing ample space for relaxation or office use. Additionally, the spacious loft room, measuring 21.6ft x 12ft, offers endless possibilities – a master suite, playroom, or even a home gym.

Outside, the property boasts ample off-street parking at the front. The rear of the home opens to a southerly facing lawn garden, complete with established shrubs and two timber sheds, ideal for gardening enthusiasts or additional storage.

This is a fantastic opportunity to secure a home in a sought-after location, close to local schools and amenities. Don't miss your chance – call Mark or Craig to book your viewing today!

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.