

PRICE
OFFERS OVER
£575,000

Freehold



**A BEAUTIFULLY APPOINTED 5 BED DETACHED
HOUSE SITUATED CLOSE TO THE VILLAGE
AND LOCAL AMENITIES. DOUBLE GARAGE,
GUEST LODGE, WORKSHOPS AND AMPLE
PARKING.**

**Queens Road, Minster
ME12 2HF**





A beautifully appointed detached family home close to Minster village, the seafront and cliff-top walks. Offering excellent space across three floors, the ground level includes a bespoke fitted kitchen, utility room, study, dining room and a warm lounge with oak block flooring. The first floor provides four good-sized bedrooms plus a bathroom and separate shower room, while the top floor hosts an impressive master suite with roof-window balcony, double-shower en-suite and extensive storage. Outside features ample parking, an attached double garage and an attractive landscaped garden with patios and seating areas. Additional outbuildings include a timber studio (29ft x 10ft), a heated brick-built guest room (29ft x 13ft) and a further powered workshop. A fantastic, versatile home — contact Mark or Shannon to arrange your viewing.

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.

2ND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 1662 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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