

PRICE

Offers Over

£445,000

Freehold



**SPACIOUS 5 BED 3 STOREY HOUSE SITUATED
CLOSE TO LOCAL AMENITIES, SCHOOLS AND
PARKLAND. A PERFECT HOME FOR THE
BIGGER FAMILY!**

**Buckthorne Road, Minster
ME12 3RD**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Five bedrooms, three en-suites, and parking for the whole family... what more could you ask for in a truly exceptional family home.

This superb property delivers space, comfort, and practicality in equal measure. The fitted kitchen/breakfast room comes complete with integrated appliances, while the separate lounge, dining room, and conservatory offer generous living areas for every part of family life. A ground-floor W.C, family bathroom, and en-suite shower rooms to three of the bedrooms ensure convenience for even the busiest household.

Outside, the home continues to impress with ample block-paved off-street parking for three cars and an attached tandem garage—the rear section of which is thoughtfully converted into a gym. The sunny rear garden provides a welcoming mix of artificial grass lawn and paved patio, ideal for relaxing or entertaining. Perfectly positioned, the property is within easy walking distance of the local park and recreation area, and less than five minutes from the A249 and major retail parks—making everyday life wonderfully straightforward.

Call Mark or Shannon today to arrange your escorted viewing of this fantastic family home.

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.