**149 Monkton Street, Ramsgate, CT12 4JJ**

**£442,000**

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Spacious Four-Bedroom Family Home with Additional Reception Room

Zest Homes are delighted to present this spacious FOUR-BEDROOM family home, offering generous and versatile accommodation with the added benefit of a previously converted garage providing further valuable living space.

The property offers an excellent layout for family life, with a generous main reception room featuring an open fireplace, creating a warm and characterful focal point.

A real advantage of this home is the previously converted garage, which now provides an additional reception room offering fantastic flexibility. This space would make an ideal home office, playroom, snug, games room or additional family room. There is also a separate utility room, providing further practical space and storage.

The property boasts four bedrooms, providing excellent accommodation for a growing family and offering flexibility for those requiring guest accommodation or additional work-from-home space.

Externally, the property benefits from a private garden together with off-street parking.

# Description

Measurements
Entrance

Entrance Porch

W/C

Kitchen - 3.10m x 2.44m (10'02 x 8'67) -

Lounge/ Diner - 6.71m x 4.57m (22'57 x 15'88)

Office - 2.51m x 4.39m (8'2" x 14'4")

Utility Room - 2.51m x 2.18m (8'2" x 7'1")

First Floor -

Bedroom - 2.74m x 2.74m (9'41 x 9'13) -

Bedroom - 2.74m x 2.44m (9'16 x 8'96) -

Bedroom - 4.57m x 2.74m (15'93 x 9'38) -

En-Suite - 1.96m x 1.52m (6'5 x 5'75) -

Bedroom - 3.66m x 2.44m (12'13 x 8'56) -

Bathroom - 1.83m x 2.06m (6'42 x 6'09) -

Rear Garden

Council Tax Band D

EPC Rating D

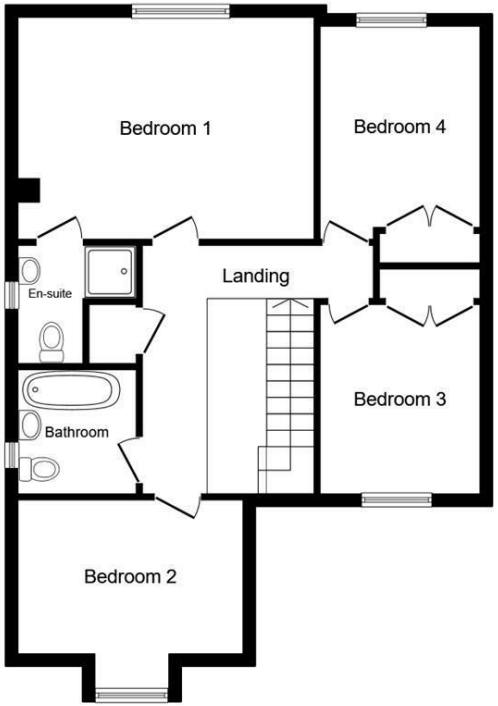
Tenure Freehold

Location – Monkton Village, Kent
Set within the attractive Kent countryside, **Monkton is a charming village offering a peaceful semi-rural lifestyle while remaining well connected to the surrounding towns and coast.
The village has a welcoming community feel and enjoys easy access to everyday amenities, countryside walks and neighbouring villages. Minster is close by, providing a wider selection of local shops, services and a railway station with connections towards Ramsgate, Canterbury and London.
For commuters, Monkton is particularly well positioned for access to the A299 Thanet Way, providing convenient road links towards Canterbury, Herne Bay, Whitstable and the wider Thanet area.

The coastal towns of Ramsgate, Broadstairs and Margate are also within easy reach, offering beaches, restaurants, cafés, leisure facilities and further shopping.

With its combination of village surroundings, countryside and excellent accessibility, Monkton is an appealing location for those looking to enjoy a quieter Kent lifestyle without feeling isolated.

Ground Floor




First Floor

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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** EU Directive 2002/91/EC

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