



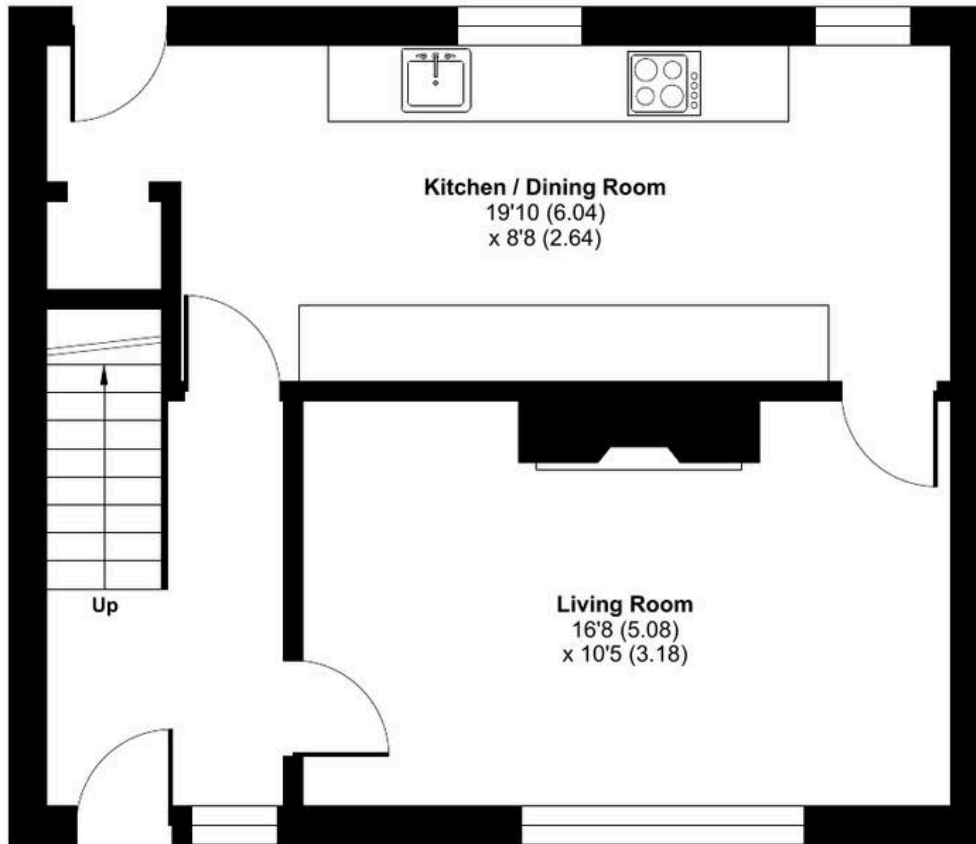
3 Minnis Green, Stelling Minnis - CT4 6AA

Guide Price **£375,000**

Minnis Green, Stelling Minnis, Canterbury, CT4

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale

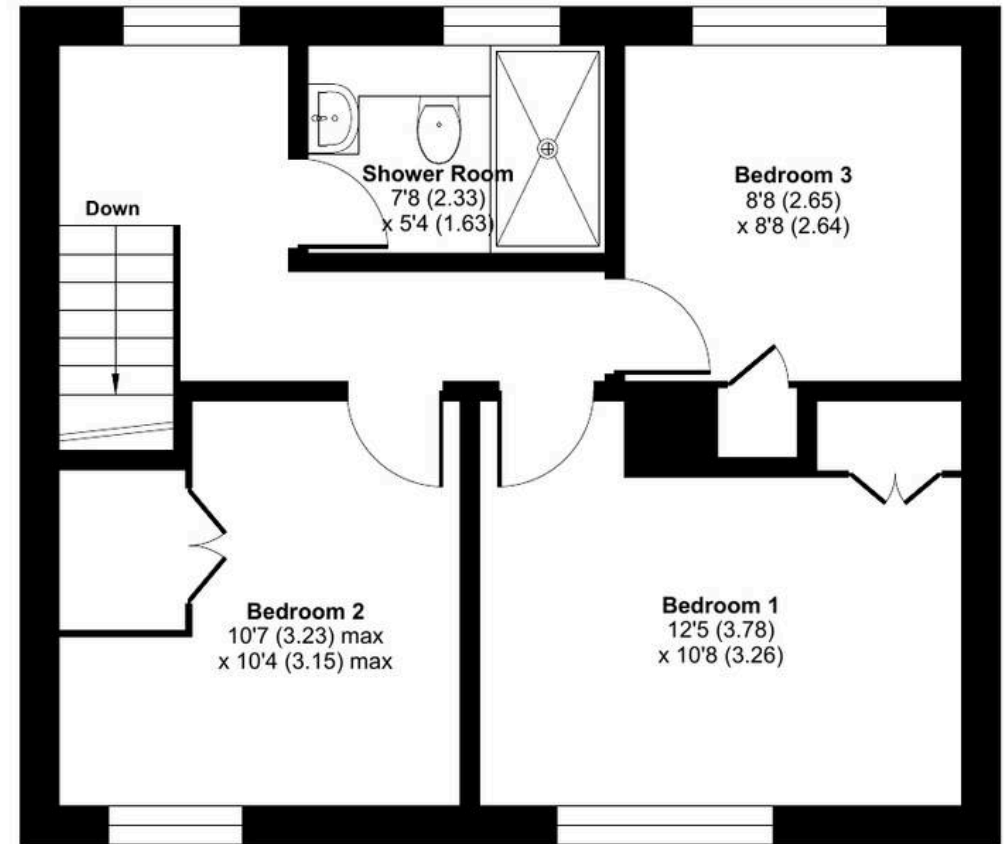


Kitchen / Dining Room
19'10 (6.04)
x 8'8 (2.64)

Living Room
16'8 (5.08)
x 10'5 (3.18)

Up

GROUND FLOOR



Shower Room
7'8 (2.33)
x 5'4 (1.63)

Bedroom 3
8'8 (2.65)
x 8'8 (2.64)

Bedroom 2
10'7 (3.23) max
x 10'4 (3.15) max

Bedroom 1
12'5 (3.78)
x 10'8 (3.26)

Down

FIRST FLOOR



3 Minnis Green

Stelling Minnis, Canterbury

This charming three bedroom terraced house blends modern comfort with stylish design, offering a welcoming space perfect for both relaxed living and entertaining. From the light filled hallway with a contemporary staircase to the spacious reception, every detail enhances warmth and functionality. The modern kitchen serves as the heart of the home, seamlessly connecting to a bright dining area ideal for family gatherings or hosting guests. Upstairs, the three bedrooms are generously proportioned, flooded with natural light and finished with neutral tones to create a peaceful retreat. The sleek bathroom features a walk in shower, contemporary fixtures, and ample brightness for a spa-like feel. Outside, the property truly shines with a beautifully maintained front and rear garden. The rear garden features a sun terrace which is perfect for outdoor dining or soaking up the sunshine, while the well-kept lawn and lush border beds add color and charm. A handy shed provides storage, and a pedestrian gate leads directly to the parking area, offering convenience and accessibility. This home strikes the perfect balance between style, comfort, and practicality.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









Laing Bennett

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