

PRICE  
**£445,000**

Freehold



**A SPACIOUS AND WELL-APPOINTED FAMILY HOME WITH 4 BEDROOMS, STUDY, FITTED KITCHEN, 2 EN-SUITES AND A TANDEM DOUBLE GARAGE!**

**Penny Cress Road, Minster  
ME12 3AN**





GROUND FLOOR

1ST FLOOR



FOUR BEDROOM DETACHED HOUSE

Whilst every care has been taken to ensure the accuracy of these floor plans, measurements of rooms, areas, 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 seller has not tested any of the services or equipment and no guarantee as to their operability or efficiency can be given.

Made with Microplan 6226

**Located on the ever-popular Thistle Hill development, this generous four-bedroom detached home offers the space, comfort, and practicality that modern family living demands.**

**The ground floor flows beautifully, featuring a large, well-appointed family kitchen, a separate dining room for entertaining, a dedicated study, a downstairs W.C., and a bright, welcoming lounge. Upstairs, you'll find four good-sized bedrooms, two of which enjoy their own en-suite shower rooms, along with a modern family bathroom.**

**Outside, the property provides off-street parking to the front and a particularly handy tandem garage to the side—ideal for storage, hobbies, or additional vehicles. Perfectly positioned, the home sits within easy walking distance of local parks and recreation areas, with schools and retail parks just a short drive away, making it an excellent choice for families seeking convenience and community.**

**Contact Mark or Shannon today to arrange your viewing.**

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

**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.