

**Guide Price**  
**£425,000**

**Freehold**

4x 3x 2x

**Penny Cress Road,  
Minster On Sea, Kent,  
ME12**

**OVER 60?**  
Secure this property  
for up to **59% less!**



**Wards**  
Helping you move forwards



## Main features

- Double garage as well as a driveway
- Family bathroom plus 2 en-suite shower rooms
- Walk in wardrobe to main bedroom
- Lovely size lounge plus separate dining room
- Conservatory leading out on to the rear garden

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Downstairs Cloakroom: 6'5 x 3'8 (1.96m x 1.12m)  
 Lounge: 18'0 x 15'1 (5.49m x 4.60m)  
 Dining Room: 11'10 x 9'8 (3.61m x 2.95m)  
 Kitchen: 17'10 x 12'0 (5.44m x 3.66m)  
 Study: 8'0 x 7'3 (2.44m x 2.21m)  
 Conservatory: 13'4 x 9'5 (4.07m x 2.87m)

### FIRST FLOOR

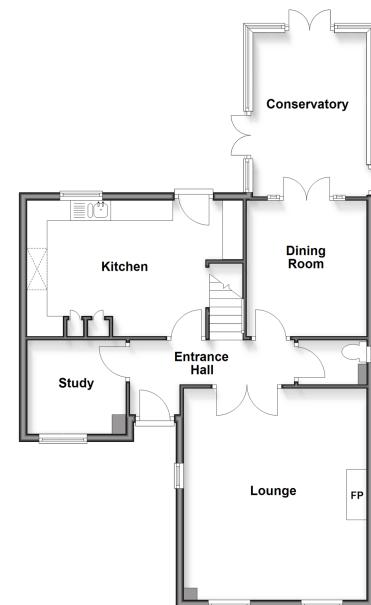
#### Landing

Bedroom 1: 15'6 x 10'4 (4.73m x 3.15m)  
 En-Suite Shower Room: 8'0 x 4'6 (2.44m x 1.37m)  
 Dressing Room: 8'3 x 6'0 (2.52m x 1.83m)  
 Bedroom 2: 12'10 x 7'9 (3.91m x 2.36m)  
 En-Suite Shower Room: 6'2 x 5'3 (1.88m x 1.60m)  
 Bedroom 3: 12'0 x 7'10 (3.66m x 2.39m)  
 Bedroom 4: 9'6 x 9'0 (2.90m x 2.75m)  
 Bathroom: 6'10 x 6'5 (2.08m x 1.96m)

### OUTSIDE

Front Garden  
 Front Driveway  
 Double Garage: 18'3 x 17'5 (5.57m x 5.31m)  
 Rear Garden

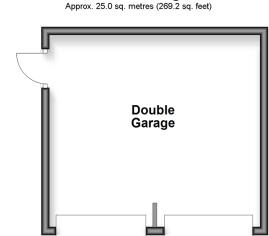
**Ground Floor**  
 Approx. 78.8 sq. metres (845.2 sq. feet)



**First Floor**  
 Approx. 63.2 sq. metres (679.8 sq. feet)



**Outbuilding**  
 Approx. 25.0 sq. metres (269.2 sq. feet)



Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale