



**Price**  
**£450,000**

**Freehold**

4x  2x  2x 

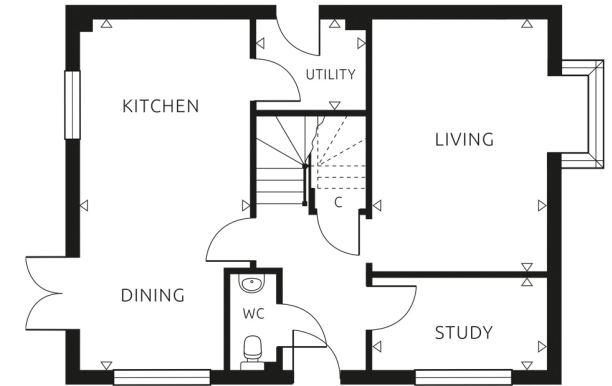
**The Rowan, Blake  
Gardens,  
Minster-On-Sea, Kent,  
ME12**

*Wards*  
Helping you move forwards



## Main features

- Fully fitted kitchen with integrated appliances
- Separate lounge for entertaining
- En-Suite to bedroom one
- Private study for home working
- Garage and off-road parking with EV charging point
- 10-year NHBC build warranty for peace of mind



Ground Floor

## Accommodation

### GROUND FLOOR

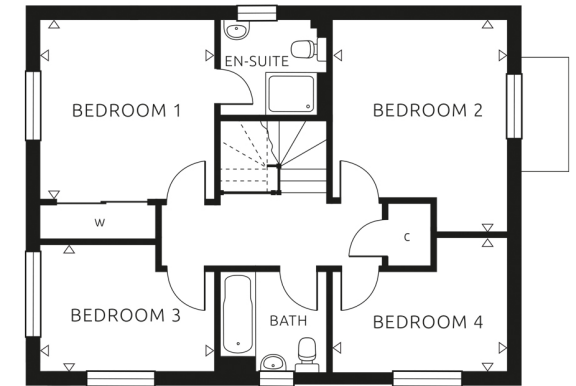
Entrance Hallway  
 Downstairs Cloakroom  
 Kitchen/Dining: 22'3 maximum x 10'9 maximum (6.79m x 3.28m)  
 Utility Room: 6'11 x 5'3 (2.11m x 1.60m)  
 Living: 16'0 x 10'11 (4.88m x 3.33m)  
 Study: 10'11 x 5'11 (3.33m x 1.80m)

### FIRST FLOOR

Landing  
 Bedroom 1: 11'5 x 11'0 (3.48m x 3.36m)  
 En Suite Shower Room  
 Bedroom 2: 13'7 maximum x 11'2 maximum (4.14m x 3.41m)  
 Bedroom 3: 11'0 maximum x 8'2 maximum (3.36m x 2.49m)  
 Bedroom 4: 11'2 maximum x 8'5 maximum (3.41m x 2.57m)  
 Bathroom

### OUTSIDE

Front Garden  
 Rear Garden  
 Off- Road Parking



First Floor

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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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