

PRICE
OIRO

£310,000

Freehold



**A STYLISH 3 BED SEMI -DETACHED HOUSE
BUILT BY JONES HOMES 2024 WITH 8 YEARS
REMAINING ON ITS N.H.B.C GUARANTEE.**

**Foxglove Way, Minster
ME12 3XH**





GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The floor plan is provided as a guide only and should not be relied upon for any purpose. The floor plan is provided as a guide only and should not be relied upon for any purpose. The floor plan is provided as a guide only and should not be relied upon for any purpose.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Situated on one of Minster's newer roads, Foxglove Way, is this modern three-bedroom semi-detached home, built in 2024 and benefitting from the latest energy-efficiency standards throughout.

Designed to maximise space and natural light, the ground floor offers a bright and versatile open-plan living area, kitchen and dining area — ideal for flexible family living and entertaining. French doors open directly onto the rear garden, creating a seamless indoor-outdoor space. Upstairs, you'll find three well-proportioned bedrooms, each providing a calm place to unwind. All are served by a stylish, contemporary family bathroom. Whether used for family, guests or a home office, the layout offers adaptable living to suit a range of lifestyles.

Outside, the enclosed rear garden features a lawn, shed and patio area, while to the front there's allocated parking along with an electric vehicle charging point. Call Mark or Shannon to book your escorted viewing.

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.