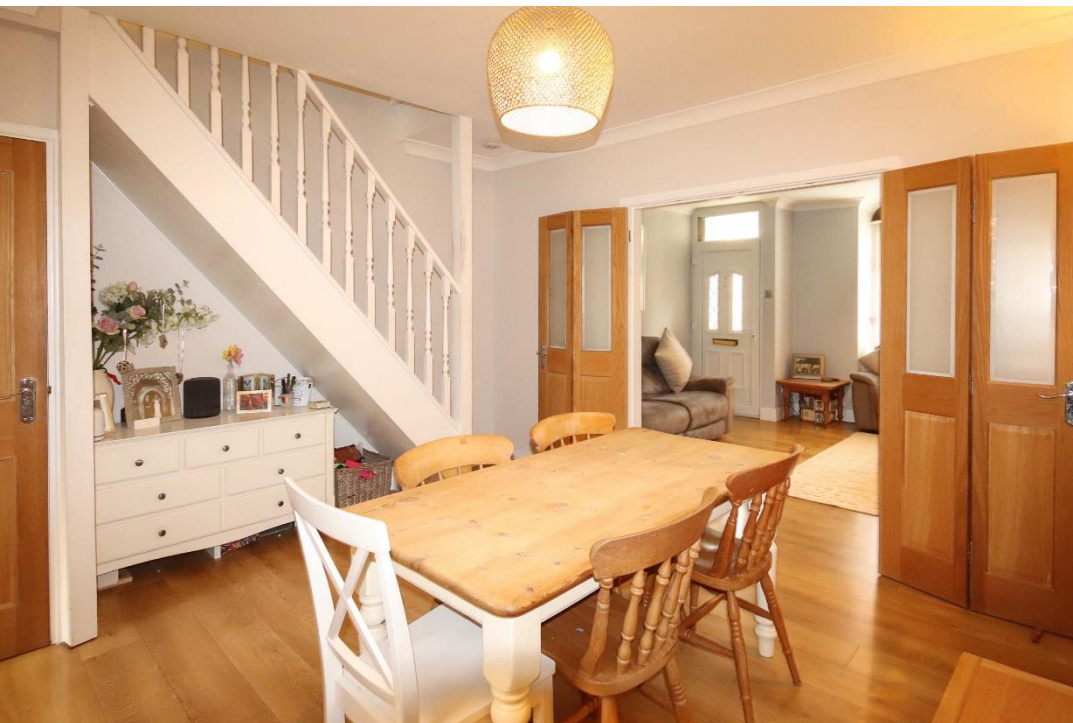




3 Fairfield Road
Minster, CT12 4AW
£314,500

colebrooksturrock.com





3 Fairfield Road

Minster

A spacious and beautifully presented terraced house located on the edge of the sought-after village of Minster.

Situation

The property is set towards the northern edge of this immensely popular village near to local shops and services. Minster benefits from having a wide range of local facilities including many shops, restaurants and public houses. There is also a well-regarded primary school, doctor's surgery, veterinary surgery and dentists together with Minster railway station with services to Canterbury, Ashford, London and the Kent coastal towns. The new Thanet Parkway railway station, just 2 miles away, has increased rail connectivity between East Kent and London. The neighbouring Thanet towns of Broadstairs and Ramsgate are accessible to the east offering a number of sandy beaches for which this stretch of coastline is renowned. The village bypass is a half a mile away providing a speedy link to the M2 motorway.

The Property

Extended and featuring an impressive loft conversion, this spacious and beautifully presented terraced house is located on the edge of a sought-after village, within easy reach of local shops. The property boasts a generous rear garden and offers stylish, versatile living spaces. The two reception rooms are interconnected by a large opening, creating a light and open flow, while the well-fitted kitchen benefits from a separate utility room for added convenience. Both bathrooms are modern and thoughtfully designed, each featuring its own shower. The family bathroom also includes a luxurious double-ended bath, while the ensuite is fitted with a spacious and indulgent double shower cubicle. The principal bedroom is a standout feature, complete with a Juliet balcony overlooking the garden. All three bedrooms offer built-in wardrobes and are large enough to accommodate double beds. The living areas are finished with natural wood doors and centered around a charming wood-burning stove, adding warmth and character to the home. This is a

property that perfectly blends comfort, style, and functionality in a prime location.

Outside

To the rear, the property boasts a generously sized garden exceeding 100 feet in length. The garden is primarily laid to lawn, offering ample open space. Directly behind the house is a block-paved patio, perfect for outdoor seating or dining. At the far end, a timber decking patio provides another versatile area for relaxation or entertainment, alongside a spacious timber shed for storage. The garden is bordered on one side by a tall hedge and on the other by timber fencing, ensuring a mix of privacy and openness. With its substantial size, the garden offers excellent potential for landscaping or further enhancements. Additionally, there is pedestrian access to the garden via a pathway across the back of the neighboring property.

Services

All mains services are understood to be connected to this property.

Local Authority

Thanet District Council, Cecil Street, Margate, Kent, CT9 1XZ.

Tenure

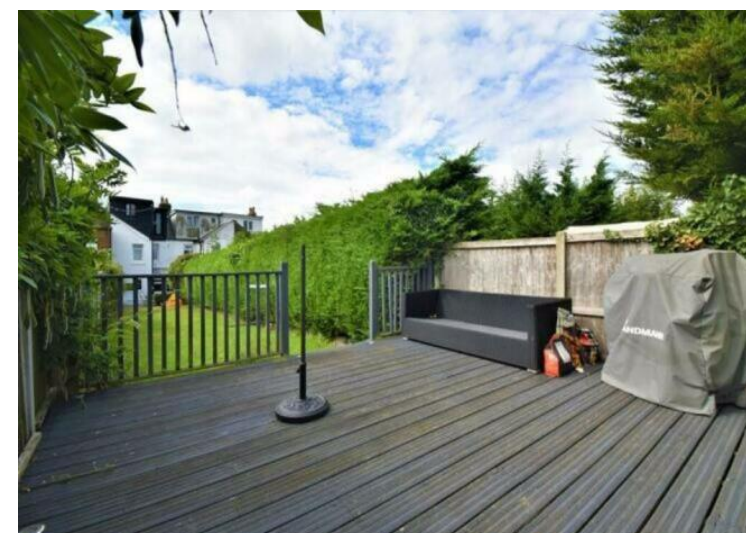
Freehold

Current Council Tax Band: B

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
456 sq.ft. (42.3 sq.m.) approx.

First floor
395 sq.ft. (36.7 sq.m.) approx.

Second floor
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sitting Room

14' 0" into bay x 14' 0" into recess (4.26m x 4.26m)

Dining Room

14' 0" x 11' 11" (4.26m x 3.63m)

Kitchen

11' 2" x 7' 2" (3.40m x 2.18m)

Utility Room

7' 5" x 5' 7" (2.26m x 1.70m)

First Floor

Bedroom Two

12' 8" to front of wardrobes x 11' 10" (3.86m x 3.60m)

Bedroom Three

11' 10" x 7' 4" to front of wardrobes (3.60m x 2.23m)

Bathroom

10' 6" x 7' 1" (3.20m x 2.16m)

Second Floor

Principal Bedroom

19' 0" x 10' 6" to front of fitted wardrobes (5.79m x 3.20m)

Ensuite Shower Room

9' 11" x 7' 2" (3.02m x 2.18m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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