

PRICE
£450,000

Freehold



**STUNNING 3 BEDROOM DETACHED
BUNGALOW ON A 60FT WIDE PLOT, JUST A
SHORT STROLL FROM THE SEAFRONT AND
LOCAL AMENITIES.**

**Augustine Road, Minster
ME12 2LZ**



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AWAITING EPC AND FLOORPLAN

Be the first to view this desirable three-bed detached bungalow, set on an impressive 60ft-wide plot along one of Minster's most popular roads — just a short walk from the seafront and the beautiful Leas beaches. Best of all, the property is offered with no onward chain, helping to ensure a smooth and stress-free move.

Impeccably maintained throughout, this home is ideal for those looking to retire in comfort or enjoy easy family living. It features gas central heating, uPVC double glazing, and a lovely large lounge complete with a contemporary gas fire and surround. The modern kitchen provides ample workspace, a double oven, and an American-style fridge freezer that will remain. The conservatory is a standout space, benefiting from underfloor heating and a tinted glass roof, making it perfect for year-round use.

The inviting entrance hall has quality LVT flooring, and each of the bedrooms includes double built-in wardrobes. The integral garage offers generous space for two cars, plumbing for a washing machine and tumble dryer, and a remote-controlled electric door for added convenience.

Outside, the front provides parking for two vehicles plus a landscaped lawn and rockery with mature shrubs. The rear garden is a lovely size and includes a lawn, brick shed with power, timber summer house, greenhouse, and a patio enhanced by a charming pergola.

All in all, this is a fabulous home with everything a retiree or family could want. Call Mark or Shannon to book your viewing.

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