



**Price**

**£650,000**

**Freehold**

4x  3x  1x 

**Canute Road, Minnis  
Bay, Birchington, Kent,  
CT7**

*Wards*  
Helping you move forwards





## Main features

- Stunning family home with handy utility area
- Spacious open plan living on the ground floor, perfect for entertaining
- Picturesque views from the bedroom upstairs
- Immaculate condition throughout
- Located in a very popular area with breathtaking views of the sea

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Porch  
 Entrance Hallway  
 Shower Room  
 Former Garage Used as A Gym: 16'4 x 7'4 (4.98m x 2.24m)  
 Kitchen/Diner/Lounge : (L-shaped) 32'4 x 30'4 (9.86m x 9.25m) plus 18'9 x 11'11 (5.72m x 3.63m)  
 Utility : 7'9 x 7'2 (2.36m x 2.19m)

### FIRST FLOOR

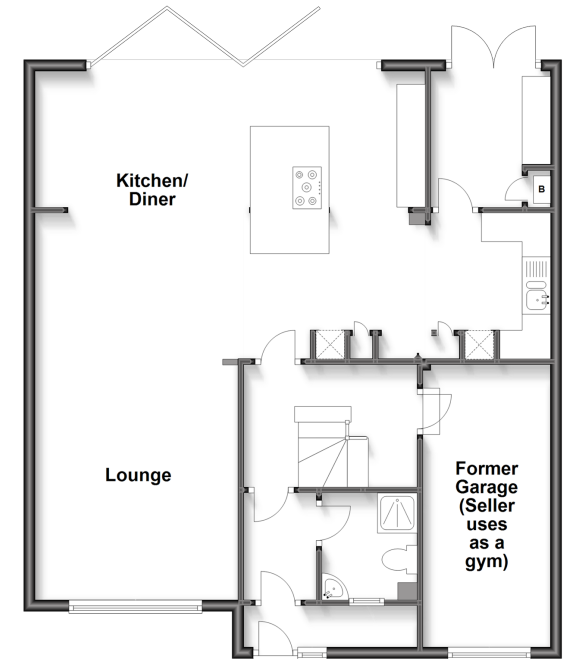
Landing  
 Bedroom 1 : 17'11 x 7'4 (5.46m x 2.24m)  
 En-Suite Bathroom  
 Bedroom 2 : 13'0 x 9'11 (3.97m x 3.02m)  
 Bedroom 3 : 11'9 x 10'4 (3.58m x 3.15m)  
 Bedroom 4 : 10'0 x 9'0 (3.05m x 2.75m)  
 Shower Room

### OUTSIDE

Garden to Front and Rear  
 Off Road Parking

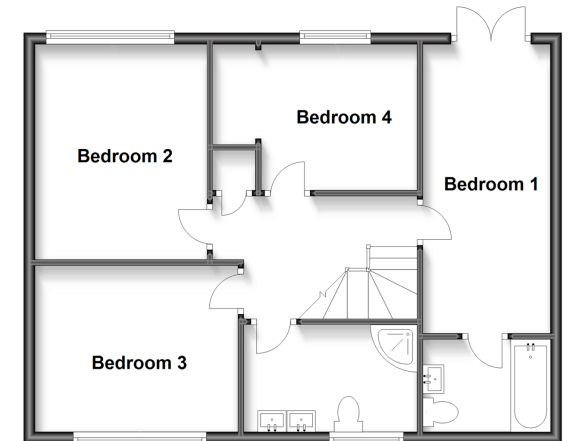
### Split Level Ground Floor

Approx. 88.1 sq. metres (948.5 sq. feet)



### First Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



**Call Birchington - 01843 842551 ■ [wardsofKent.co.uk](http://wardsofKent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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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