



**Price**  
**£475,000**

**Freehold**

4x  2x  1x 

**Blake Gardens, Scocles  
Road, Minster On Sea,  
Kent, ME12**

*Wards*  
Helping you move forwards





## Main features

- Fully fitted kitchen with integrated appliances
- Spacious living room
- 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

## Accommodation

### GROUND FLOOR

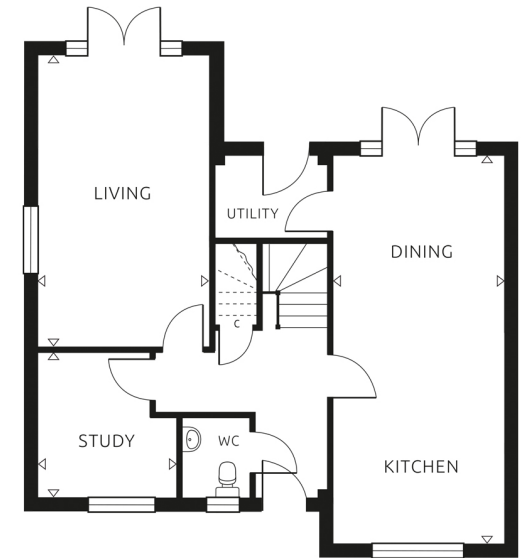
Entrance Hall  
 Downstairs Cloakroom  
 Living Room: 19'0 x 11'1 (5.80m x 3.38m)  
 Kitchen/Dining Room: 25'2 x 11'1 (7.68m x 3.38m)  
 Utility Room: 7'1 x 5'3 (2.16m x 1.60m)  
 Study: 9'6 x 9'1 (2.90m x 2.77m)

### FIRST FLOOR

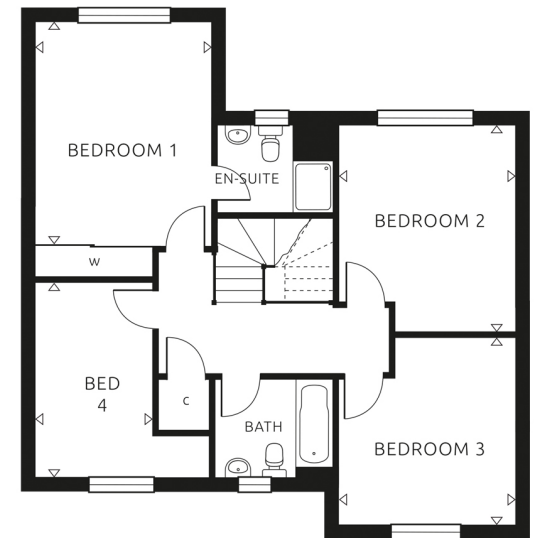
Landing  
 Bedroom 1: 14'1 x 11'1 (4.30m x 3.38m)  
 En-Suite Shower Room  
 Bedroom 2: 13'0 x 11'1 (3.97m x 3.38m)  
 Bedroom 3: 11'11 x 11'1 (3.63m x 3.38m)  
 Bedroom 4: 12'5 x 7'7 (3.79m x 2.31m)  
 Bathroom

### OUTSIDE

Front Driveway  
 Garage  
 Front Garden  
 Rear Garden



Ground Floor



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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