



16 Hill House Drive, Minster, Ramsgate CT12 4BE



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GUILDCREST ESTATES

Hill House Drive, Minster,  
Ramsgate CT12 4BE

**£319,950**

Nestled in the charming village of Minster, Ramsgate, this modern three-bedroom semi-detached home offers a delightful blend of comfort and contemporary living. The property boasts a spacious open plan lounge, kitchen, and dining area, adorned with stylish tiled flooring that enhances the sense of space and light.

The home features two generously sized double bedrooms, alongside a cosy single bedroom, making it ideal for families or those seeking extra room for guests or a home office. The family bathroom is well-appointed, ensuring convenience for all residents.

A standout feature of this property is the conservatory, which not only provides additional living space but also includes a utility area, perfect for managing household chores. The garage and off-street parking add to the practicality of this home, making it easy to accommodate vehicles and storage needs.

Step outside to discover a sunny south-facing tiered garden, an inviting outdoor space that is perfect for enjoying the warmer months, whether for gardening, entertaining, or simply relaxing in the sun.

This property is situated in a desirable location, offering a peaceful village atmosphere while still being within easy reach of local amenities and transport links. This modern home is an excellent opportunity for those looking to settle in a welcoming community.

**Entrance Hall**

**Cloakroom**





**Lounge**  
15 x 14'7 (4.57m x 4.45m)

**Kitchen / Dining Area**  
15 x 11'3 (4.57m x 3.43m)

**Conservatory**  
13'5 x 7'3 (4.09m x 2.21m)

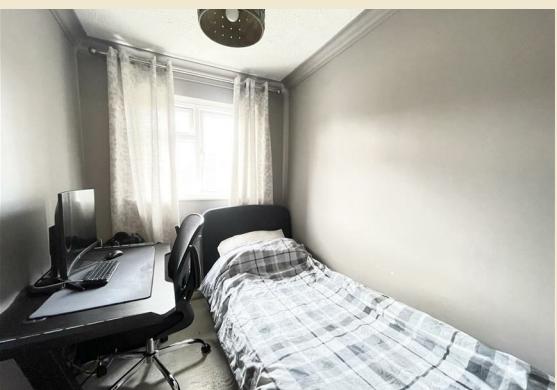
**Bedroom 1**  
12'3 x 8'3 (3.73m x 2.51m)

**Bedroom 2**  
11'5 x 8'3 (3.48m x 2.51m)

**Bedroom 3**  
26'2"3'3" x 19'8"6'6" (8'1 x 6'2)

**Bathroom**  
6 x 6 (1.83m x 1.83m)

**Garage**  
55'9"3'3" x 26'2"32'9" (17'1 x 8'10)





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## Key Features

- Modern semi detached home in the sought after village of Minster
- Spacious open plan lounge, kitchen, and dining area with stylish tiled flooring
- Two generous double bedrooms and a cosy single bedroom
- Large conservatory providing additional living space and a utility area
- Well presented and in great condition throughout
- Sunny south facing garden
- Garage and off-street parking for two cars

## Important Information

Freehold

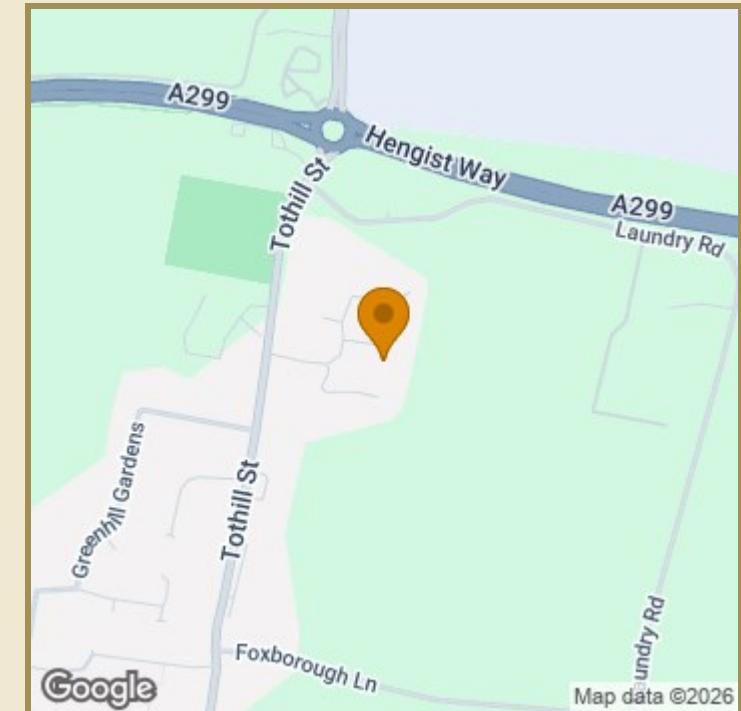
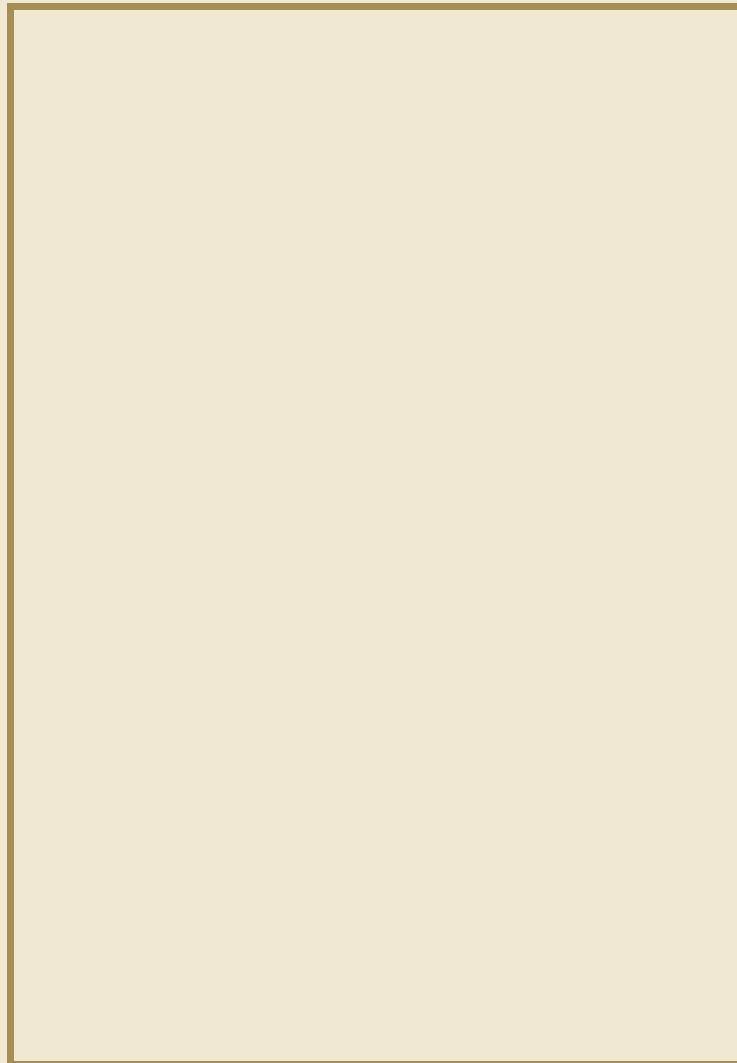
House

919.10 sq ft

Council Tax Band C

EPC Rating

£319,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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