



GUILDCREST ESTATES



39 Brockmans Close, Minster, Ramsgate CT12 4ET





**Brockmans Close, Minster,  
Ramsgate CT12 4ET**

**Offers in excess of £350,000**

Tucked away in the tranquil Village of Minster, this beautifully refurbished three-bedroom semi-detached house on Brockmans Close offers a perfect blend of modern living and classic charm. Built in the late 1960s, the property has been thoughtfully updated throughout, making it an ideal home for families or professionals seeking a peaceful retreat.

As you enter, you are greeted by a stunning entrance hall featuring elegant herringbone flooring, painted stairs adorned with a stylish runner, and a striking glass banister that adds a contemporary touch. The generous lounge is designed for comfort, complete with a cosy log burner and a tastefully exposed brick chimney breast, creating a warm and inviting atmosphere, enhanced by plush carpeting.

The heart of the home is undoubtedly the modern kitchen/diner, which boasts chic grey shaker-style cabinets and luxurious quartz worktops. The exposed brick chimney breast adds character, while the tiled floor provides practicality. French doors open up to a lovely low-maintenance garden, perfect for outdoor entertaining or simply enjoying the fresh air.

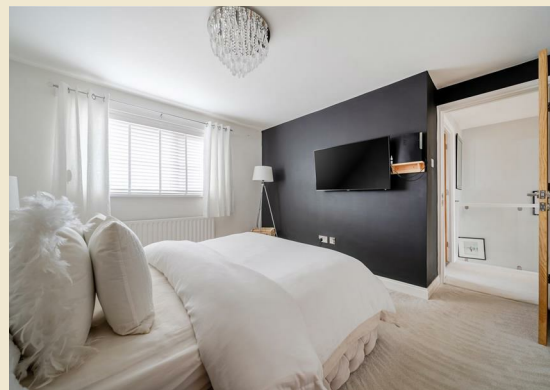
The property comprises two spacious double bedrooms, both fitted with built-in wardrobes and plush carpets, ensuring comfort and







convenience. Additionally, there is a very generous single bedroom currently utilised as a home office, catering to the needs of modern living. The fully tiled family bathroom features a contemporary suite and a custom-made vanity unit, offering a stylish and functional space.



With a paved driveway providing parking for up to three vehicles, this delightful home is not only aesthetically pleasing but also practical. This property is a rare find in a sought-after location, making it a must-see for anyone looking to settle in the charming Village of Minster.

Council Tax Band C

Freehold

Mains water, sewer, electricity, gas with gas central heating

Fixed wireless broadband





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## Key Features

- Beautifully refurbished three-bedroom semi-detached house
- Located in the charming Village of Minster
- Generous lounge with burner and exposed brick chimney breast
- Kitchen/dining room with grey shaker style cabinets and quartz worktop and breakfast bar
- French doors opening out to a lovely low-maintenance garden
- Two double bedrooms with built-in wardrobes and a generous single
- Paved driveway with space for 3 cars

## Important Information

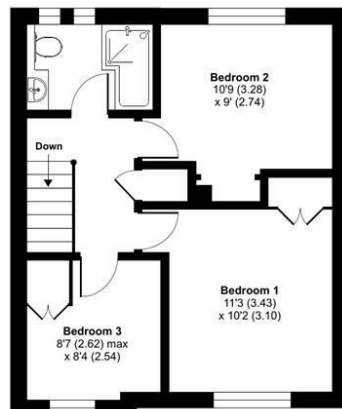
Freehold  
House - Semi-Detached  
874.00 sq ft  
Council Tax Band C  
EPC Rating C

£350,000

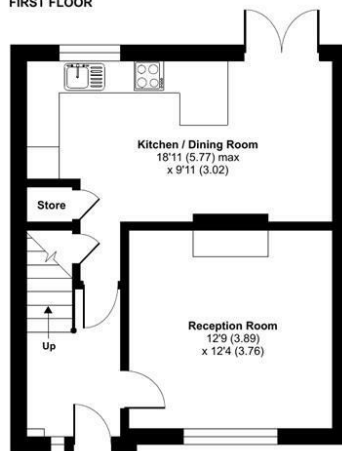
### Brockmans Close, Minster, Ramsgate, CT12

Approximate Area = 874 sq ft / 81.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1376400



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		
	71	81
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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