

# Property Details

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CLARKE &  
CRITTENDEN



## MINNIS BAY

91 DANE ROAD, BIRCHINGTON CT7 9QT



This freehold detached bungalow is situated within about 100 metres of the sea and sands. There are coastal walks to Margate in one direction and Reculver Towers in the other.

Local amenities include The Minnis restaurant and bar facing the sea, local shops and public transport to Birchington town centre and railway station.

Birchington offers a good range of shops to meet everyday needs including supermarkets and family run businesses

This property which is in good decorative order throughout has **DOUBLE GLAZING** and **GAS CENTRAL HEATING**.



3



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2

**OFFERS IN REGION OF £375,000**

Subject to Contract

*All measurements are approximate. We have not tested any of the mains services or the gas and electrical appliances at the property.*

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**ENTRANCE VESTIBULE:**

With double glazed front door leading to ...

**ENTRANCE HALL:**

With store/meter cupboard, radiator, airing cupboard and stairs leading to first floor.



**LIVING ROOM: 5.67m x 4.81m narrowing to 4.21m (18'8 x 15'8 narrowing to 13'9)**

A light south facing room with double glazed window, double glazed casement doors to terrace and garden, stone effect fireplace with granite or similar hearth, wall lights, two radiators, telephone point and telephone socket and double doors leading to hall.

**KITCHEN: 4.10m x 2.95m (13'6 x 9'8)**

With stainless steel sink unit with mixer tap, worktops with cupboards and/or drawers under, range of tall wall cabinets, electric hob with extractor over and oven under, space for washing machine and dishwasher, double glazed window and door to garden.

**BATHROOM:**

With tiled walls, panelled bathroom with mixer taps with shower attachment and screen, wash basin with mirror over, radiator and double glazed window.

**SEPARATE TOILET:**

With low level toilet, wash basin with tiled back and double glazed window.

**MASTER BEDROOM: 6.46m x 4.32m narrowing to 3.24m (21'2 x 14'2 narrowing to 10'7)**

Situated on the first floor with radiator, dual aspect double glazed windows to the front and rear of the property, eaves storage and en-suite shower room with corner shower, vanity unit with inset wash basin, cupboards and drawers under and tiled surround, lowlevel toilet and double glazed window.

**BEDROOM 2: 3.40m x 3.32m (11'2 x 10'10)**

With range of fitted wardrobe cupboards along the shortest wall, double glazed window, telephone point and radiator.

**BEDROOM 3: 3.26 m x 2.95m (10'8 x 9'8)**

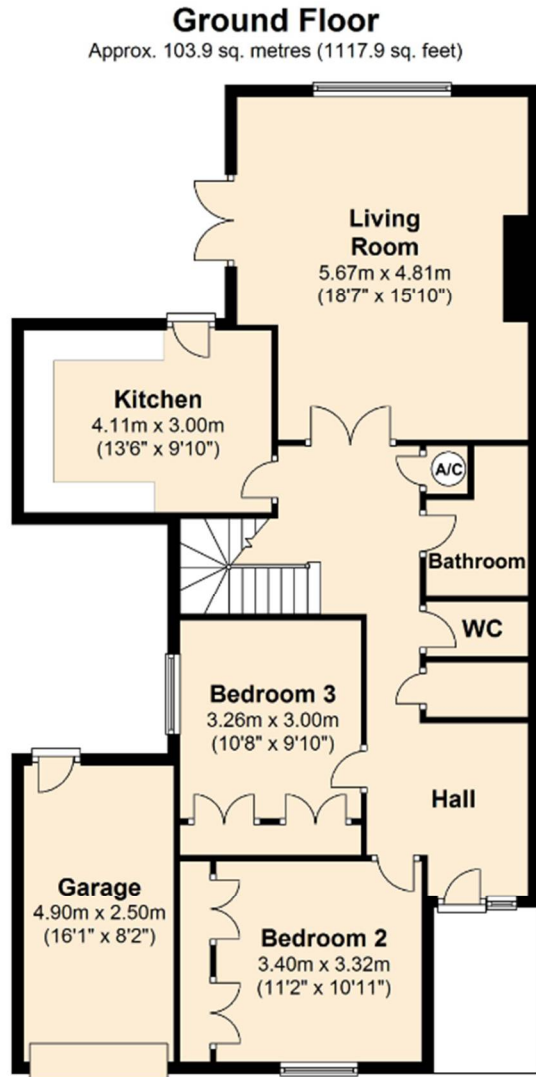
With range of fitted wardrobe cupboards along the shortest wall, double glazed window, telephone point and radiator.

**GARDENS:**

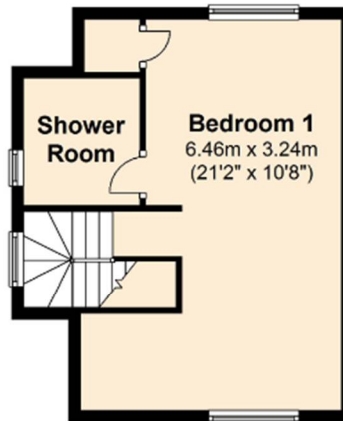
The property has gardens to the back and front with the front garden being lawned with driveway leading to **GARAGE** with rear personal door.

The rear garden approached from side entrance is south facing with paved terrace, lawns, ornamental bushes and shrubs, pond, water tap and water butt.

**FLOOR PLAN:**



**First Floor**  
Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 135.3 sq. metres (1456.2 sq. feet)  
For illustration purposes only - not to scale

**ENERGY PERFORMANCE CERTIFICATE**

**ENERGY PERFORMANCE  
ASSET RATING:**

**61**

**VIEWING**

To view this property and for further information please call, telephone or email as follows:

**Telephone**  
**Email**

01843 841123

[admin@clarke-crittenden.com](mailto:admin@clarke-crittenden.com)

**Note:**

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