



9 PLOVER ROAD, HAWKINGE

£450,000 Freehold

STUNNING FOUR BEDROOM DETACHED FAMILY HOME IN QUIET CUL-DE-SAC HAWKINGE LOCATION



MOTIS3103090818

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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

9 Plover Road Hawkinge CT18 7TF

**FOUR BEDROOMS , DETACHED , DOUBLE GARAGE , EN SUITE ,
GARDEN , CUL DE SAC**

Description

**** UNEXPECTEDLY BACK ON THE MARKET****

A stunning four bedroom detached Pentland built home tucked away in quiet cul-de-sac in Hawkinge, with three reception rooms, enclosed rear garden, driveway and double garage. This house has been kept in immaculate condition and is ideal for a growing family looking for a spacious new home.

Plover Road is located close to a good selection of local amenities including the local supermarket, pharmacy, and two primary schools with further schooling including grammar schools in Folkestone. Folkestone and Canterbury are both within easy reach by car or bus. There are high speed rail links from both Folkestone train stations to London in under an hour.

The accommodation comprises:-

ENTRANCE HALL

Staircase to first floor, large walking cupboard downstairs, radiator

LOUNGE 5.10m x 3.60m (16'9" x 11'10")

UPVC double glazed bay window to front, open fireplace with brick surround and stone hearth, two radiators, double wooden doors to:-

DINING ROOM 3.90m x 3.30m (12'10" x 10'10")

With radiator, solid wood French doors and side panels to garden, door to:-

KITCHEN/BREAKFAST ROOM 5.00m x 3.30m (16'5" x 10'10")

With two double glazed windows to the rear, solid oak kitchen with wall and base units and under cabinet lighting, work surfaces incorporating stainless steel sink and drainer, integrated fridge freezer and dishwasher, large range cooker with extractor canopy over, tiled floors, breakfast bar with fitted seating, spotlights, door to:-

UTILITY ROOM 6'2" x 6'1" (1.88m x 1.85m)

With base unit with butler sink, solid wood work surface, space and plumbing for washing machine and tumble dryer, wall cabinets, radiator, tiled flooring, extractor fan and door to garden.

FAMILY ROOM 3.10m x 3.00m (10'2" x 9'10")

With UPVC double glazed window to front, radiator

CLOAKROOM

With low level W.C., wash hand basin

FIRST FLOOR

GALLERIED LANDING

With two UPVC windows to the front, double airing cupboard with water cylinder, loft hatch. Doors to:-

MASTER BEDROOM 16'11" x 10'11" (5.16m x 3.33m)

With two UPVC double glazed windows to rear, large built in wardrobe, radiator, door to:-

EN-SUITE

White suite comprising low level W.C., pedestal wash hand basin, shower cubicle, wall and floor tiling, spotlights

BEDROOM TWO 14'1" x 9'11" (4.29m x 3.02m)

UPVC double glazed window to rear, large double wardrobe, radiator

BEDROOM THREE 11'10" x 11'5" (3.61m x 3.48m)

UPVC double glazed window to front, large wardrobe, radiator

BEDROOM FOUR 9'9" x 8'2" (2.97m x 2.49m)

UPVC double glazed window to front, radiator

BATHROOM

A white suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over, extractor, window to side, radiator, spotlights

DOUBLE GARAGE

With two up-and-over doors, power and lights, door and window at rear, eaves storage

REAR GARDEN

Enclosed garden mainly laid to lawn with a patio area and path, side access, outside tap, lights, double power point, small shed and trees to the rear including flowering cherries

FRONT GARDEN

DRIVEWAY

Parking for 2/3 vehicles

COUNCIL TAX

Band F.

Tenure Freehold

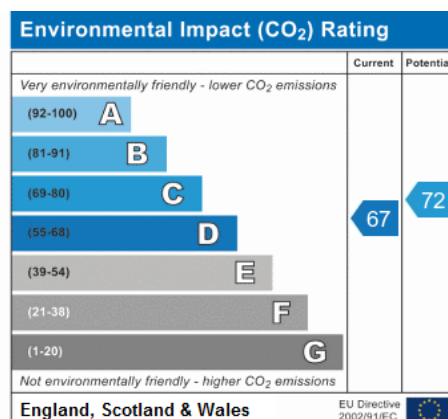
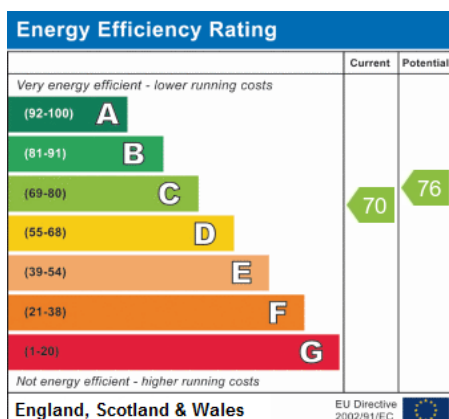
Postcode CT18 7TF

Viewings Strictly by appointment only -
Property Reference MOTIS_003103

Opening Hours:

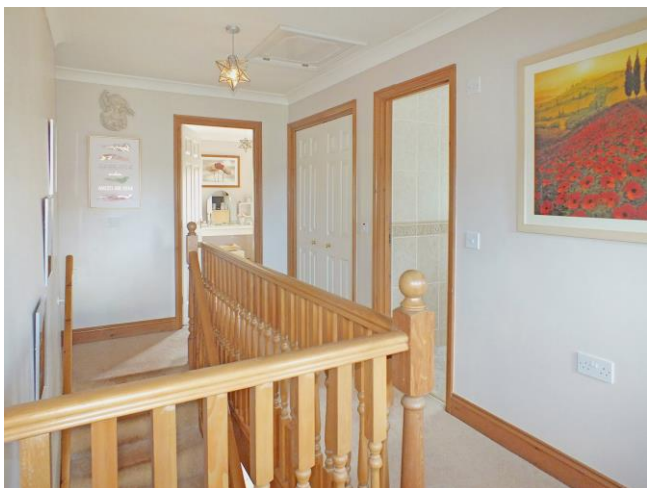
Monday - Friday 9.00 - 5.30

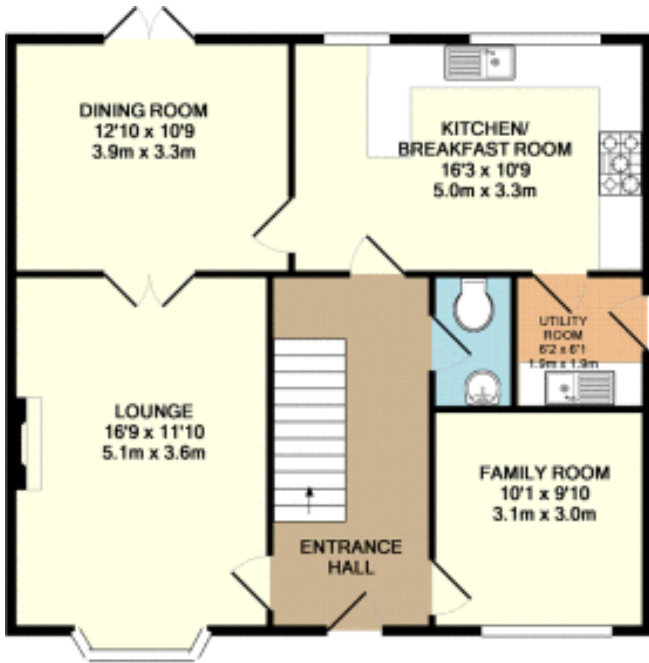
Saturday 9.00 - 3.00



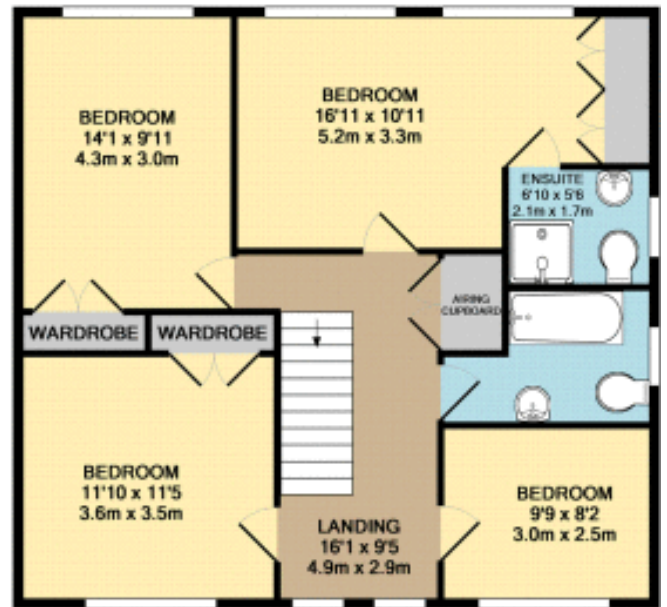








GROUND FLOOR
APPROX. FLOOR
AREA 792 SQ.FT.
(73.6 SQ.M.)

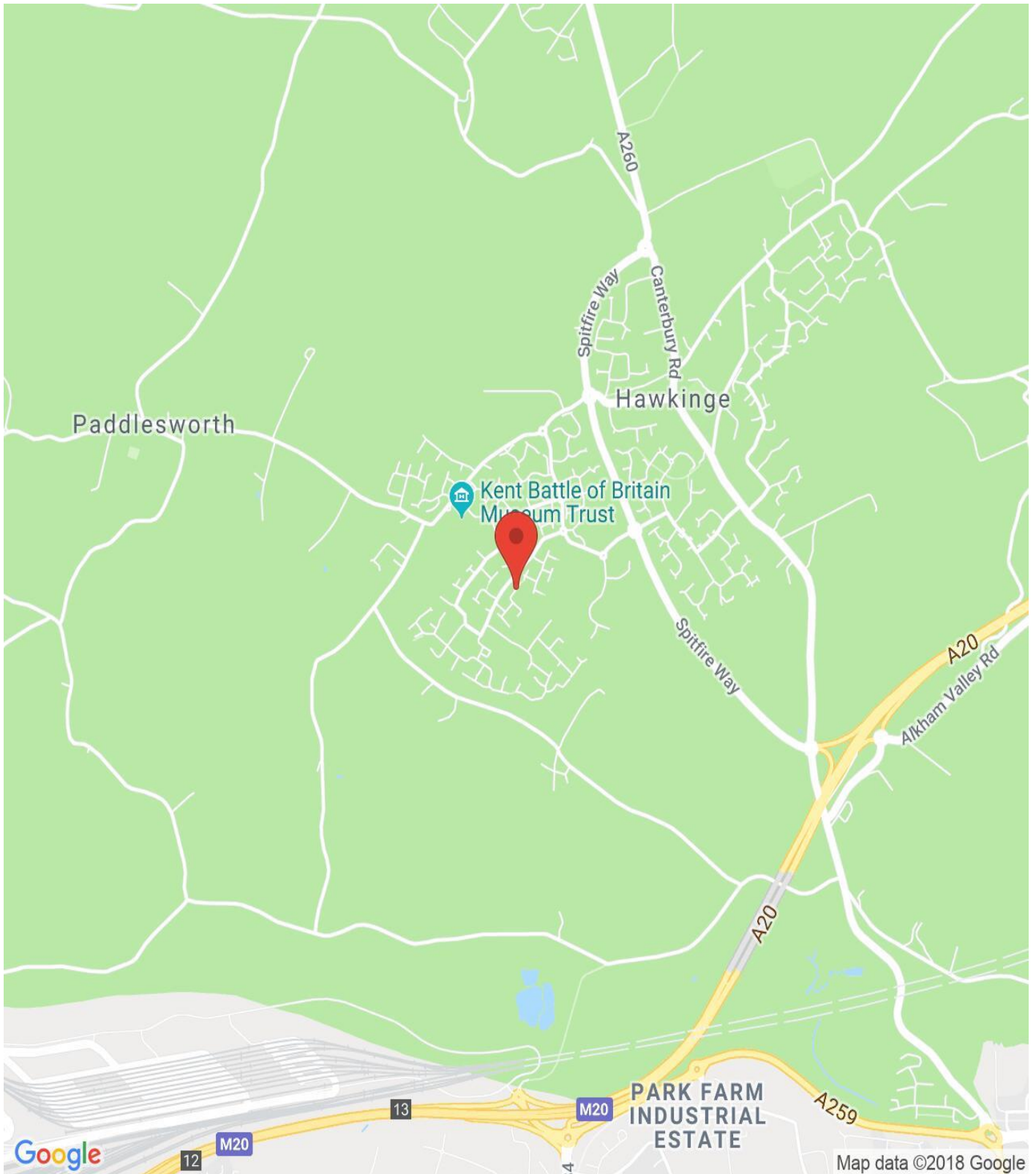


1ST FLOOR
APPROX. FLOOR
AREA 786 SQ.FT.
(73.0 SQ.M.)

NOT TO SCALE - FOR LAYOUT PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 1578 SQ.FT. (146.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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