



9b Plover Road, Essendine
£259,950

 **NEWTON FALLOWELL**

Situated in a prime location tucked away in a quiet cul de sac of the popular village of Essendine sits this beautifully presented three-bedroom, two-bathroom semi-detached house which offers an exceptional blend of contemporary living and tranquil outdoor space. The ground floor boasts an open plan layout, seamlessly connecting the dual reception areas to the inviting rear garden. French doors flood the living and dining spaces with natural light, creating a bright, airy atmosphere perfect for both every-day living and entertaining. The modern kitchen is equipped with sleek cabinetry and a space for breakfast table, offering a stylish and functional setting for meal preparation and casual dining. Upstairs, three spacious double bedrooms benefit from large windows and neutral decor, providing restful retreats filled with natural light. The principal bedroom enjoys the added luxury of an en-suite bathroom, while built-in wardrobes and ample storage solutions enhance convenience throughout the home.

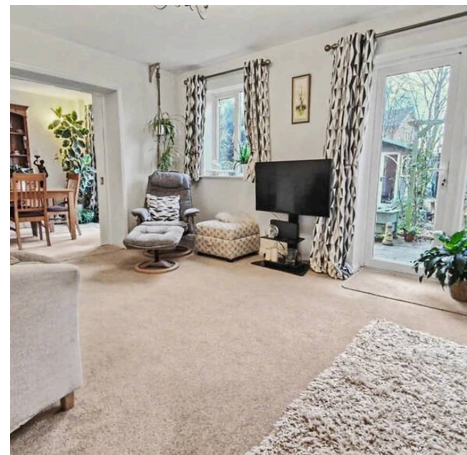
Additional features elevate the comfort and appeal of this property. The main bathroom is finished to a high standard, complete with a modern vanity unit, a bath-tub with an overhead shower, and abundant natural light. The well-lit hallways include practical under-stair storage, and electric radiator heating ensures a cosy environment year-round. Outside, the property truly excels, offering a beautifully landscaped garden with mature trees, vibrant planting, and patio areas ideal for al fresco dining or relaxation. A charming garden summer house with decorative French doors provides a versatile space for hobbies or storage, while the covered seating area and gravel patio are perfect for enjoying the fresh countryside air. For added convenience, off-road parking is available on the driveway to the front of the property, complementing the attractive modern brick exterior. This property combines practical family living with stylish finishes and outstanding outdoor space, making it a rare and desirable offering.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

18' 1" x 6' 8" (5.52m x 2.03m)

Wc

5' 0" x 3' 1" (1.52m x 0.94m)

Living room

15' 5" x 11' 4" (4.70m x 3.46m)

Dining room

11' 4" x 9' 10" (3.46m x 3.00m)

Kitchen Breakfast Room

13' 0" x 8' 5" (3.97m x 2.57m)

Utility room

9' 10" x 3' 5" (3.00m x 1.04m)

Bedroom 1

16' 2" x 9' 10" (4.92m x 3.00m)

En-suite

9' 10" x 5' 10" (3.00m x 1.77m)

Bedroom 2

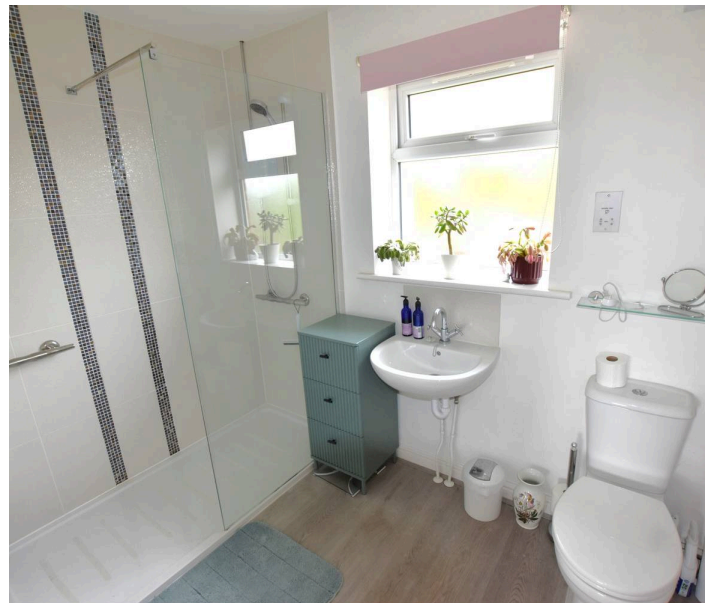
15' 5" x 8' 6" (4.70m x 2.60m)

Bedroom 3

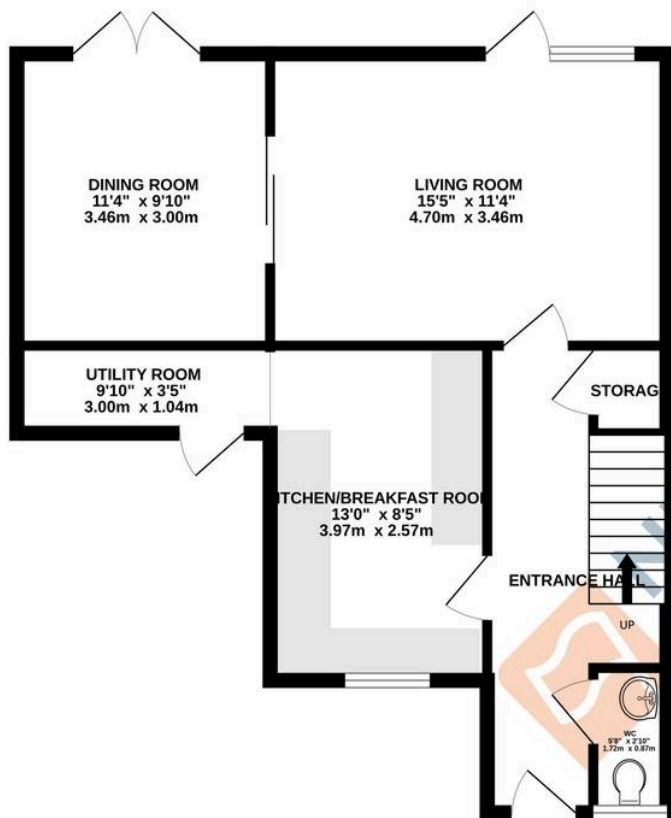
9' 7" x 8' 4" (2.93m x 2.54m)

Bathroom

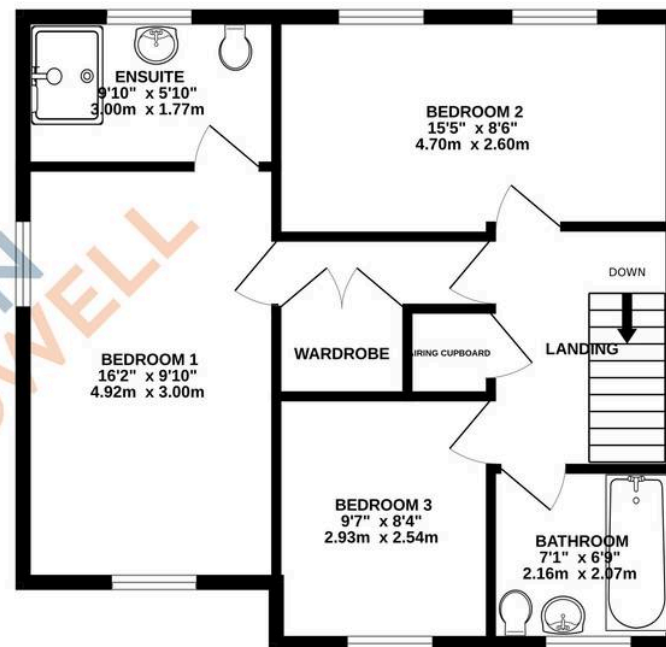
7' 1" x 6' 9" (2.16m x 2.07m)



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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