

Rolfe East



Plover Road, Milborne Port, DT9 5DA

Offers In Excess Of £280,000

- VERY WELL-PRESENTED THREE BEDROOM DETACHED HOUSE.
- DRIVEWAY PARKING FOR 2-3 CARS PLUS DETACHED GARAGE.
- UPVC DOUBLE GLAZING AND GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- LOVELY VIEWS OVER THE VILLAGE AND PARISH CHURCH AT THE REAR.
- EXCELLENT RESIDENTIAL ADDRESS A SHORT WALK TO THE CENTRE OF THE VILLAGE.
- RECENTLY FITTED NEW KITCHEN.
- LEVEL, PRIVATE, EAST FACING ENCLOSED REAR GARDEN.
- EXCELLENT DECORATIVE ORDER THROUGHOUT.
- SHORT WALK TO HEART OF VILLAGE AND EXCELLENT AMENITIES.

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20 Plover Road, Milborne Port DT9 5DA

'20 Plover Road' is a beautifully, recently refurbished, modern detached home situated in a delightful position in a popular residential address near the heart of this sought-after village on the borders of Somerset and Dorset. It offers uPVC double glazing and gas fired radiator central heating. There is an enclosed, level rear garden measuring 31' x 24'4 and enjoying an easterly and southerly aspect plus plenty of privacy. The current owner has refurbished the property to a very stylish standard throughout including replacement Shaker-style kitchen and bathroom plus lots more. The house offers great scope for further extension at the side and rear, subject to the necessary planning permission. The house enjoys well-arranged spacious accommodation enjoying excellent levels of natural light, comprising entrance hall, sitting room and open-plan kitchen dining room opening on to the rear garden. On the first floor there is a landing area, three bedrooms and a family bathroom. There are superb rural walks from nearby the property. It is a stone's throw from the centre of the village and nearby countryside, ideal for walks as you do not need to put the children or the dogs in the car! Milborne Port offers a vibrant community with amenities very nearby including various pubs and restaurants – including the exclusive Clockspire restaurant, a primary school, two churches, village shop, new Co Op store, excellent doctors surgery and pharmacy and a village hall with vibrant social scene. It is surrounded by stunning countryside and walks but also offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury. The property is a short drive to the picturesque Abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools and breath-taking abbey building. MUST BE VIEWED!



Council Tax Band: C



Sherborne has also won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is a short drive to the mainline railway station in Sherborne making London Waterloo directly in just over two hours.

Paved pathway to storm porch with outside light, uPVC double glazed front door to

ENTRANCE HALL: 4'10 maximum x 5'4 maximum. Staircase rises to the first floor, telephone point, radiator. Entrance leads to

SITTING ROOM: 12'9 maximum x 11'2 maximum. A beautifully presented main reception room, uPVC double glazed window to the front, radiator with decorative cover, TV point, telephone point. Door leads to under stairs storage cupboard space. Door from the sitting room leads to

OPEN-PLAN KITCHEN DINING ROOM: 15' maximum x 11'4 maximum. A beautifully presented recently replaced kitchen enjoying an extensive selection of Shaker-style kitchen units comprising quartz effect laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset stainless steel mains gas hob with glass splash back, stainless steel electric oven under, a range of drawers and cupboards under, integrated dishwasher, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, integrated fridge and freezer, laminated island unit with breakfast bar, drawers and cupboards under, radiator with decorative cover, uPVC double glazed window and double French doors open onto the rear garden, uPVC double glazed door to the

side.

Staircase rises from the entrance hall to the first floor landing, ceiling hatch and ladder to loft space. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 14'5 maximum x 11'9 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, recess provides space for freestanding wardrobe, door leads to fitted wardrobe cupboard space.

BEDROOM TWO: 8'6 maximum x 9'6 maximum. A second double bedroom, uPVC double glazed window to the rear, radiator.

BEDROOM THREE: 9'7 maximum x 5'9 maximum. uPVC double glazed window to the rear overlooks the rear garden enjoying views across the village to countryside beyond, radiator, fitted wardrobe cupboard space.

FAMILY BATHROOM: 6'7 maximum x 5'6 maximum. A white suite comprising low level WC, wash basin over cupboard, panel bath with glazed shower screen over, wall mounted electric shower over, tiled walls, chrome heated towel rail, shaver point, shaver light, extractor fan, uPVC double glazed window to the rear.

OUTSIDE:

At the front of the property there is a lawned garden giving a depth of 17' from the pavement. The front garden is enclosed by mature hedges and shrubs. Paved pathway leads to a storm porch with outside light.

A dropped curb gives vehicular access to a PRIVATE DRIVEWAY at the front and side of the property providing off road parking for

several cars. The front garden provides potential to convert to further parking if requires, subject to the necessary permission. Driveway leads to

DETACHED SINGLE GARAGE: 16'10 in depth x 8'2 in width. uPVC double glazed window to the rear, automatic metal up-and-over door, light and power connected.

Gates from the driveway leads to the

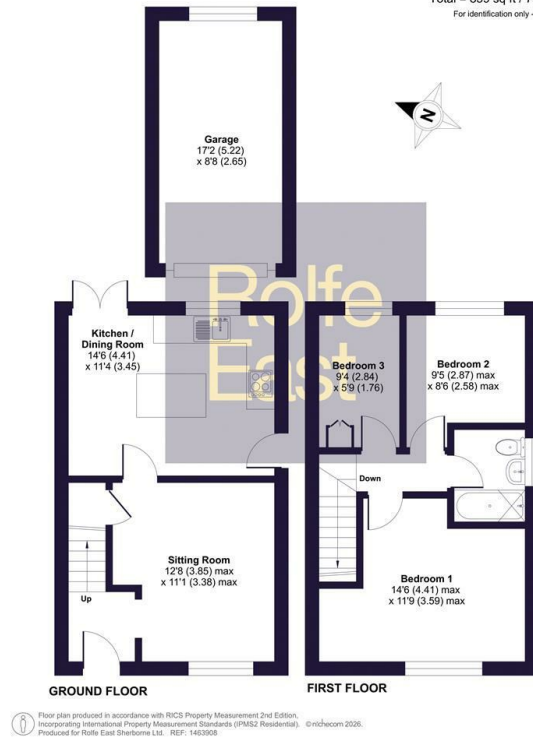
MAIN REAR GARDEN: 31' in depth maximum x 35' maximum in width. This level rear garden is laid to lawn, boasts a good degree of privacy and enjoys an easterly aspect. It is enclosed by timber panel fencing. There is a large, paved patio seating area, outside tap. There is also a portion of side garden laid to paving ideal for storing recycling containers and wheelie bins, timber garden shed. There is access on both sides of the property to the rear garden.





Plover Road, Milborne Port, Sherborne, DT9

Approximate Area = 710 sq ft / 65.9 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 859 sq ft / 79.7 sq m
For identification only - Not to scale



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(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