Ibbett Mosely

108 Plover Road, Larkfield, ME20 6LB

A greatly enhanced and extended family home that has been thoughtfully designed to enable social open plan living but also offer separate reception space for more cosy quite moments.

Two bathrooms, a cloakroom and underfloor heating plus an office pod in the garden tick all the boxes a family would need.

Situated in the Larkfield area with popular schools, amenities and access to mainline trains and motorway this home is sure to be popular.

Guide Price £500,000

- Extended four bedroom semi detached family home
- Ensuite to master and further family bathroom
- Great Reception Rooms
- Underfloor heating
- Open Plan Living Space
- Office / leisure pod in garden
- Off-street parking to Drive & Garage
- Immaculately presented home, No Onward Chain
- Council Tax Band C - EPC rating C
- Guide Price £500,000

Entrance Hall / Landing

The entrance hall welcomes you with crisp, light walls and natural wood flooring, creating an open and inviting space. The hallway provides access to the ground floor rooms and leads to stairs ascending to the first floor landing, which is similarly bright and airy with light neutral tones and well-positioned lighting.

Kitchen / Dining Room
18'10" x 17'9"

This kitchen and dining room space is bright and contemporary, with a sleek kitchen featuring white cabinetry, wooden worktops, and a stylish tiled splashback in black with decorative mosaic border tiles. A large window above the sink offers views of the garden, flooding the room with natural light. The dining area comfortably fits a family sized dining table and benefits from sliding patio doors leading directly onto the patio, creating a seamless flow for indoor and outdoor dining.

Family Room
12'10" x 11'5"

This inviting family room is bright and airy, featuring a large bay window that fills the space with natural light. A charming wood burner adds warmth and character, while the warm wooden flooring complements the neutral walls, creating a cosy yet fresh atmosphere for relaxation or entertaining. Open to the dining and kitchen area, it offers great social interaction that a modern family is looking for.

Sitting Room
19'3" x 13'6"

A spacious sitting room with dual aspects, this room benefits from plentiful daylight, including large patio doors opening to the garden. The wooden flooring creates a welcoming ambience, enhanced by a stylish feature fireplace set against a deep blue accent wall. While the fireplace is purely decorative, convenient sockets are positioned nearby should the new owner wish to install an electric fire. The room comfortably accommodates a range of living and leisure uses.

WC

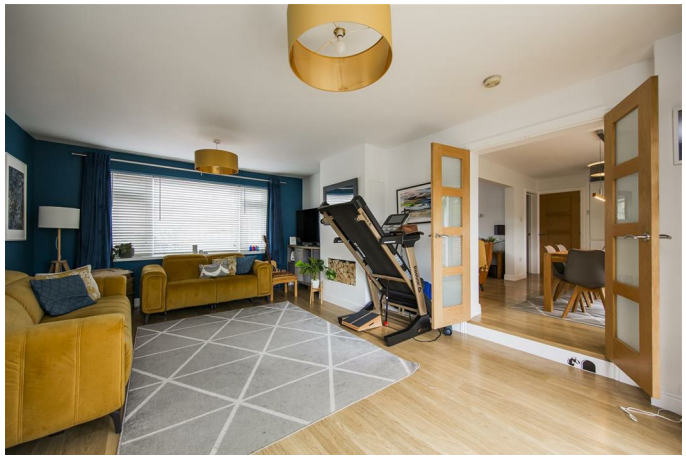
The ground floor cloakroom is neatly fitted with tiled walls, a compact wash basin, and a WC. Built-in storage cupboards provide useful space, and a window ensures the room is light and airy.

Master Bedroom
13'6" x 12'2"

This well-appointed master bedroom is spacious and calming, featuring a large fitted wardrobe in cream tones along one wall and natural wood flooring. A wide window allows natural light to gently flood the room. The walls are painted a deep, restful blue.

Ensuite

An ensuite serves the master bedroom with walk in shower, vanity unit sink and close coupled wc. A large window streams light from the rear into the space.



Bedroom 2
11'1" x 9'2"

This bedroom offers a peaceful retreat with soft neutral walls featuring a delicate floral wallpaper accent. The room has a large window with blinds, allowing plenty of natural light. Fitted white wardrobes line one wall, providing ample storage, and the natural wood flooring adds warmth.

Bedroom / Study
7'7" x 6'5"

A cosy bedroom or study space, this smaller room is perfect for flexible use. It features neutral walls and flooring, with a window providing natural daylight. The compact size makes it ideal for a study or single bedroom.

Bedroom 3
11'1" x 8'10"

This bedroom is light and comfortable with soft grey-green walls and a large window dressed with a black roller blind. The room has been complemented by natural wooden flooring and a large white fitted wardrobe providing generous storage space.

Bathroom

The family bathroom features neutral beige tiling and white sanitary ware including a bath with shower over, a vanity basin with storage, and a toilet. A window above the sink brings natural light into the space, while a heated towel rail adds comfort.

Rear Garden

The rear garden is a beautifully maintained and private outdoor space. It features a paved patio area with a pergola draped in grapevines, providing a lovely shaded spot for dining or relaxing. Beyond the patio, there are well-kept lawns bordered by mature hedging and raised flower beds filled with thriving shrubs and colourful plants. This garden also includes various potted plants and mature shrubs, creating a peaceful and inviting setting.

Outbuilding - Office or Leisure
13'4" x 7'0"

The office outbuilding located in the garden provides a versatile space for working from home or hobbies. It is a rectangular room with windows to the front and a door for garden access, ideal for a quiet, separate working environment.

Front Exterior

The front exterior displays a generous block paved driveway providing ample parking and a tidy foregarden. The property is a traditional, semi-detached red brick home with white accents and a bay window to the front living area. A side driveway leads to a garage en bloc, while the street view shows a peaceful residential neighbourhood with well-maintained homes.

Garage & Drive

The garage is part of a row of garages set behind the houses, providing secure parking or useful storage space, accessible via the side driveway of the property. A block paved drive to the front offers great paring for multiple vehicles.

Location

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 5 miles away.

For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

The area offers an excellent choice of educational opportunities, with a comprehensive range of primary, grammar and private schools all within easy reach.

Important Disclosure

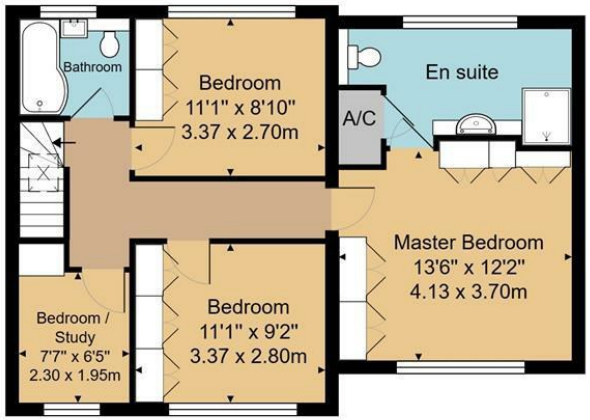
Please note that the vendor is a family member an employee of Ibbett Mosely. This relationship is disclosed for transparency. The property is being marketed and the sale is being handled in accordance with the agency’s usual professional procedures and terms of business.

House Approx. Gross Internal Area 1468 sq. ft / 136.4 sq. m
Outbuilding Approx. Internal Area 94 sq. ft / 8.7 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Outbuilding

Ground Floor



First Floor

Ibbett Mosely

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

EPC Rating- C

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