



The Meadows, Neston, Cheshire CH64 9RQ



£279,950

****Sought After Location - Private Southerly Rear Garden - Stamp Duty Exempt For First Time Buyers****

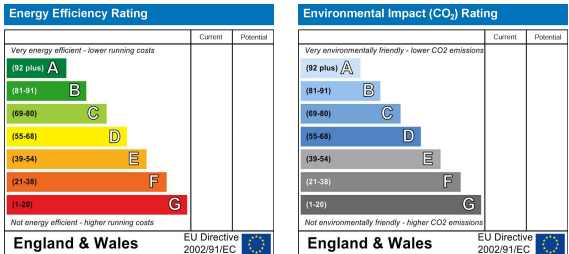
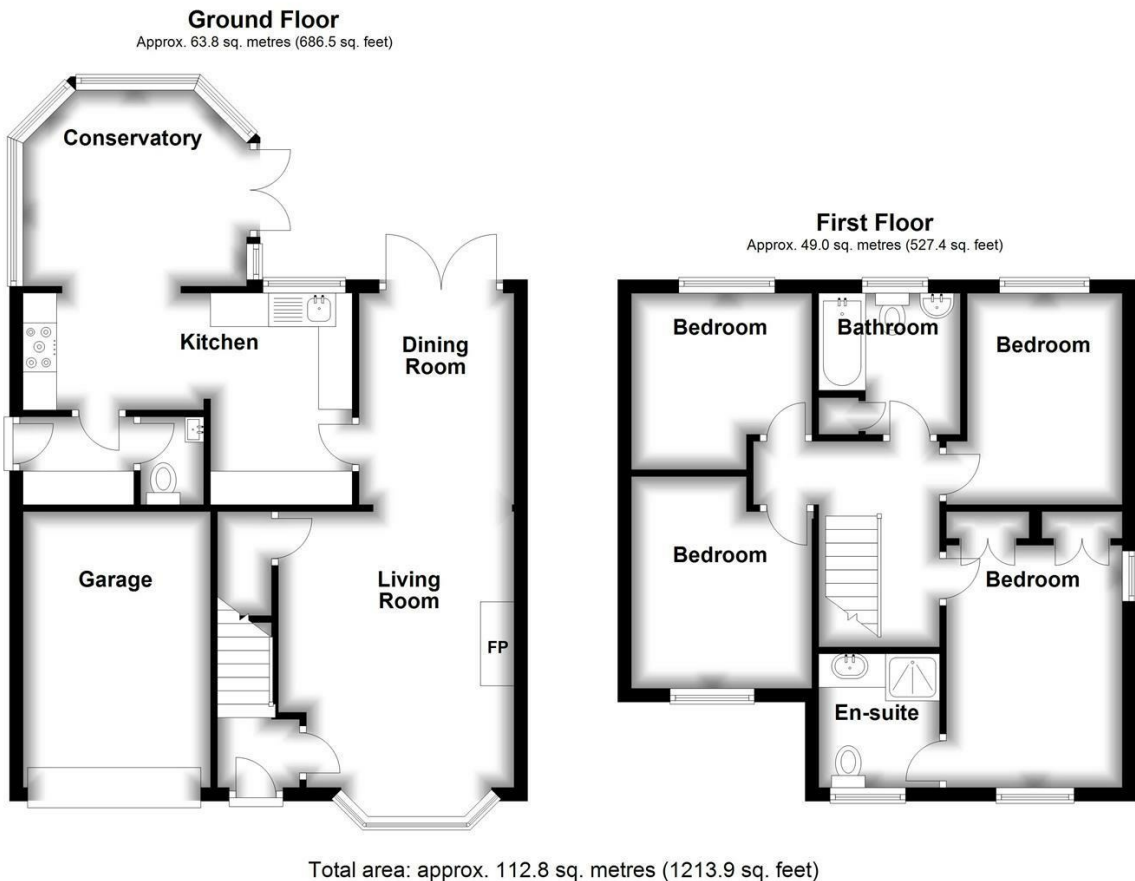
Andrews Estates Neston are delighted to offer this substantial FOUR bedroom detached house in the highly sought after Cul-De-Sac The Meadows in Little Neston. A stones throw from excellent local amenities, good transport links and a catchment area for highly acclaimed schools including the outstanding Woodfall Primary School rated by Ofsted.

The property has undergone an impressive scheme of improvements by the current owners some of which includes a beautifully refitted kitchen, new windows and doors throughout some being triple glazed, installed multi-fuel burning stove with granite inset and oak beam mantle. Further boasting gas central heating, off road parking and a garage.

In brief the bright and spacious accommodation comprises; entrance hall, spacious through lounge, a stunning kitchen leading into conservatory and utility room with WC. To the first floor there are four good size bedrooms, the master benefiting from an ensuite. There is also a family bathroom.

Externally, to the front of the property there is a large brick set driveway providing ample off road parking, garage access, gated access to the rear of the property. The rear garden is south west facing and offers high degree of privacy and is mainly laid to lawn with planters for borders, a timber garden shed, fenced boundaries, a beautifully laid Indian stone patio, outside tap.

****Viewing is essential to fully appreciate everything this property has to offer, please call 0151 336 8171 to arrange****



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Entrance Hall 6'9" x 3'9" (2.07 x 1.15)

Composite front door into entrance hall, central heating radiator, wooden effect floor with matting, staircase rising to first floor, oak door to lounge;

Lounge 24'10" x 11'7" (7.59 x 3.54)

Bay window to front elevation, window to side aspect, central heating radiator, multi-fuel burning stove with quartz stone inset, slate hearth and oak beam over, fitted wall lights, double french doors opening outside, under stair storage cupboard, oak door leading to kitchen;

Kitchen 16'4" x 9'2" (5.00 x 2.80)

A recently installed, absolutely stunning kitchen comprising a range of wall and base units with roll top work surfaces incorporating ceramic sink and drainer with mixer tap, integrated NEFF double oven, integrated fridge and freezer, NEFF five ring gas hob with extractor hood over, dishwasher, tiled splash back, down lighters, under counter spot lights, opening to conservatory, window to rear aspect and door to utility room.

Conservatory 11'5" x 10'4" (3.49 x 3.16)

Windows to multiple aspects, two central heating radiators french doors leading outside.

Utility Room 5'11" x 4'11" (1.82 x 1.50)

Further wall and base units with roll top work tops, space and plumbing for washing machine and tumble dryer, wall mounted boiler installed in 2015, central heating radiator, composite door leading to side of property, door to WC.

WC

Comprising; WC with granite back, wash hand basin with mixer tap, extractor.

Landing 10'0" x 9'3" (3.06 x 2.82)

Loft access hatch, doors leading to;

Master Bedroom 11'1" x 8'5" (3.38 x 2.59)

Window to front and side aspects, central heating radiator, beautifully fitted wardrobes, door into ensuite;

Ensuite

Comprising; WC, wash hand basin with taps and storage cupboard, shower cubicle with thermostatic shower, part tiled, down lighters, central heating radiator, window to front aspect.

Bedroom 2 11'2" x 8'7" (3.42 x 2.62)

Triple glazed window to rear elevation, central heating radiator.

Bedroom 3 9'10" x 8'11" (3.01 x 2.74)

Window to front aspect, central heating radiator.

Bedroom 4 8'10" x 7'9" (2.70 x 2.38)

Window to rear elevation, central heating radiator, fitted wardrobes and over head storage.

Bathroom

Comprising, WC, bath with taps and thermostatic shower, wash hand basin with taps, central heating radiator, airing cupboard, window to rear elevation.

Garage

Accessed via up and over door with lighting and power.

