



## Colliery Green Drive, Little Neston, CH64 0UA

£1,500

 4 Bedroom  3 Reception  2 Bathroom  D

\*\*\* Large Extended Four Bedroom Detached House - Available Immediately - Sought After Location \*\*\*

Hewitt Adams is delighted to offer TO LET this absolutely stunning Four Bedroom Detached House on Colliery Green Drive, Little Neston.

The property is fully double glazed, and benefits from a new boiler and in brief the ground floor of the property consists of: Entrance Hallway, WC, Lounge, Kitchen/Diner and Conservatory.

The first floor has a Shower Room and Four Bedrooms, the Master Bedroom having an En-Suite.

Externally there is a Driveway, Garage and landscaped Westerly facing Garden.

Small Pets Considered, No Smokers, Available Now, Unfurnished

\*Bedroom 4 currently has fitted office furniture, which could be removed if needed.

**Entrance**

uPVC door to the Hallway.

**Hallway**

Radiator, staircase to the first floor accommodation.

**WC**

WC

**Kitchen/Diner**

16'09x15'10 (max) (5.11mx4.83m (max) )

An impressive open plan room that has sliding patio doors to the Garden, and French doors to the Conservatory.

The Kitchen consist of; Wall and base units with worktops, inset sink and drainer with taps, space for a washing machine and dishwasher. There is an integrated gas hob with extractor fan and double oven. There is an American fridge/freezer that will be left but it will not be maintained or replaced by the landlord if it breaks.

Furthermore the room benefits from inset spot lights, radiator and a pantry cupboard

**Lounge**

24'08x10'01 (7.52mx3.07m)

Sliding patio doors to the Conservatory, window to the front elevation, gas fire and radiator.

**Conservatory**

11'03x10'0 (3.43mx3.05m)

Windows to three elevations, tiled flooring, radiator, glass roof.

**Landing**

Access to the four Bedrooms and Shower Room, boiler cupboard.

**Master Bedroom**

17'0x8'05 (5.18mx2.57m)

Window to the front and side elevation, radiator.

**En-Suite**

Shower cubicle, corner bath, WC, wash basin with taps, radiator, partially tiled walls, window to the rear elevation.

**Bedroom 2**

12'09x10'01 (3.89mx3.07m)

Window to the front elevation, radiator.

**Bedroom 3**

10'05x10'05 (3.18mx3.18m)

Window to the rear elevation with views of the Welsh Hills, radiator.

**Bedroom 4**

9'08x6'07 (2.95mx2.01m)

Window to the front elevation, radiator, fitted office furniture which could be removed if needed.

**Shower Room**

Shower cubicle, WC, wash basin with taps, heated chrome towel radiator, tiled walls and floor, window to the rear elevation.

**Garage**

Up and over front, power and light.

**Externally - Front Elevation**

A landscaped front Garden with a large Driveway and gated access to the rear.

**Externally - Rear Elevation**

A beautifully landscaped South Westerly facing Garden which is mainly laid to lawn with various patio areas and planted borders.

