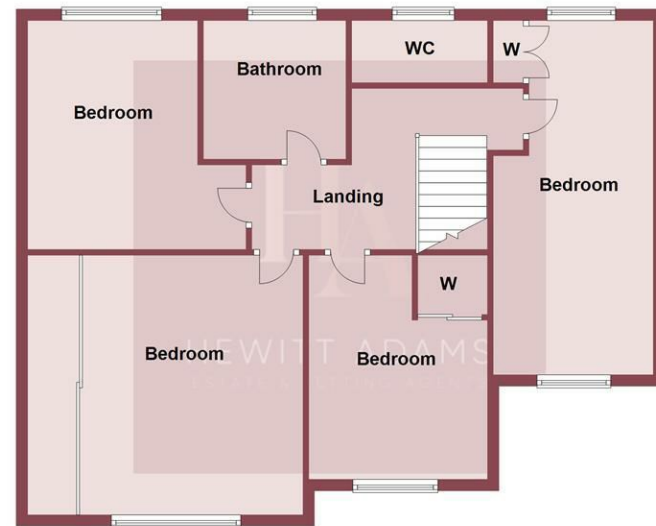




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

The Quillet, Neston, CH64 9QE

£325,000

 4 Bedroom
  2 Reception
  1 Bathroom
  D

Highly Regarded Location - Extended Property Offering Four Bedrooms - Brand New Shower Room

Hewitt Adams are delighted to offer this EXTENDED four bedroom semi-detached house situated on a private plot on the ever so popular The Quillet. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property boasts a private plot and offers even further scope for development (subject to relevant planning consents) off road parking, double glazing and gas central heating.

In brief the accommodation comprises, entrance hallway, WC, utility room, spacious lounge opening to dining area, beautifully fitted kitchen, sitting room. To the first floor there are four well sized bedrooms and a recently installed shower room.

Externally, to the front of the property there is a large brick set driveway providing off road parking for numerous vehicles, gated access into garden.

The rear garden is a lovely size and offers privacy, being mainly laid to lawn with secure boundaries, decked area, garden shed, patio area.

Hall

11'08 x 7'03 (3.56m x 2.21m)

uPVC front door to entrance hall, stairs to first floor, doors to;

Lounge

13'06 x 10'11 (4.11m x 3.33m)

Window to front elevation, central heating radiator, gas fire with feature surround, opening to dining area

Dining area

12'01 x 10'02 (3.68m x 3.10m)

Sliding doors to rear, central heating radiator.

Kitchen

11'08 x 10'08 (3.56m x 3.25m)

A beautifully fitted kitchen with a range of wall and base units with roll top worktops incorporating one and half sink and drainer, double oven, gas hob with extractor hood, integrated fridge and freezer, dishwasher, window to rear elevation, opening to;

Utility Room

6'08 x 5'00 (2.03m x 1.52m)

Further worktops with space for washing machine and tumble dryer, opening to WC.

WC

6'08 x 3'09 (2.03m x 1.14m)

WC, wash hand basin with mixer tap, wall mounted boiler, heated towel radiator, window to front elevation.

Sitting Room

14'03 x 6'09 (4.34m x 2.06m)

French doors to rear elevation, central heating radiator, laminate flooring.

Landing

Loft hatch, doors to;

Bedroom 1

11'11 x 11'00 (3.63m x 3.35m)

Window to front elevation, central heating radiator, fitted wardrobes.

Bedroom 2

11'09 x 10'01 (3.58m x 3.07m)

Window to rear elevation, central heating radiator.

Bedroom 3

14'11 x 6'08 (4.55m x 2.03m)

Window to front and rear elevation, central heating radiator, fitted wardrobes.

Bedroom 4

8'07 x 7'06 (2.62m x 2.29m)

Window to front, central heating radiator.

WC

WC.

Shower Room

7'06 x 6'04 (2.29m x 1.93m)

Recently installed within the last few months comprising; large walk in shower, wash hand basin with vanity unit, heated towel radiator, inset spotlights, part tiled, window to rear aspect.

