



While 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 misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee to their operability or efficiency can be given.

Naini Tal, Neston

Hinderton Road, Neston, Cheshire CH64 9PW

£745,000

3 Bedroom
 3 Reception
 1 Bathroom
 D

****No Onward Chain - Sought After Hinderton Road Location - Large South Facing Plot With Open Fields Behind - Self Contained Annex****

Hewitt Adams is thrilled to have the opportunity to showcase 'Naini Tal' an impressive 3/4 bedroom detached house, dating back to 1872 situated on the ever so sought after and prestigious, tree lined Hinderton Road in Neston. A stones throw from Neston Town Centre and all of its excellent amenities, good transport links and catchment for highly acclaimed schools, there is also easy access to the Chester High Road. Naini Tal has been skilfully extended and meticulously maintained over the years and further boasts double glazing and gas central heating and super fast fibre installed.

In brief the property affords: Porch canopy, entrance hall, living room with wood burning stove, dining room, kitchen, WC, large conservatory. To the first floor there are three bedrooms and a beautifully refitted main family bathroom. Particular mention of this property is the self contained annex, in brief comprising open plan living with kitchen, a spacious bedroom with vaulted ceiling and balcony overlooking open fields, beautifully fitted bathroom and built in storage and underfloor heating is present on the ground floor. The annex has potential to become part of the main house.

A major selling feature of this impressive property is its huge plot. The property is sat in the middle of glorious grounds to the front and rear - with a generous size gravelled front driveway with turning circle and a beautifully manicured front lawn garden, access via an electric roller door into the double garage. To the rear the property offers further immaculate gardens - mainly laid to lawn with mature trees, shrubs and hedgerows, secure boundaries, an impressive Indian stone patio area perfect for entertaining, a range of timber shed, greenhouse, vegetable plot. The garden is also south facing and enjoys sunlight throughout the day.

Porch Canopy

Tiled floor, door to entrance hall;

Entrance Hall

Stairs to first floor, doors leading to;

Living Room

13'04 x 13'04 (4.06m x 4.06m)

Sash window to front elevation, central heating radiator, multi fuel burning stove with tiled hearth and exposed sandstone back feature, window to kitchen.

Dining Room

13'03 x 10'06 (4.04m x 3.20m)

Sash window to front and side aspect, central heating radiator, wooden flooring, understairs storage cupboard, door to inner hallway;

Inner Hall

Lime stone flooring, central heating radiator, window to conservatory, doors leading to;

Kitchen

15'10 x 9'02 (4.83m x 2.79m)

A traditional farmhouse style kitchen comprising a range of well appointed shaker style wall and base units with wooden work surfaces incorporating Franki double sink with tri-flow mixer tap, appliances includes; Neff double oven, induction hob, space for dishwasher and fridge freezer. Lime stone flooring, tiled splash back, windows to rear elevation.

WC

3'10 x 3'07 (1.17m x 1.09m)

WC wash hand basin, extractor fan.

Conservatory

14'05 x 11'06 (4.39m x 3.51m)

Windows overlooking the garden, French doors opening to patio, single door to side, tiled flooring with underfloor heating.

First Floor Landing

doors leading to;

Bedroom 1

15'04 x 13'01 (4.67m x 3.99m)

Two sash windows to front elevation, two central heating radiators, loft hatch.

Bedroom 2

10'03 x 10'02 (3.12m x 3.10m)

Sash window to front elevation, central heating radiator.

Bedroom 3

13'11 x 8'02 (4.24m x 2.49m)

Window to rear elevation overlooking open fields, central heating radiator.

Bathroom

11'02 x 9'00 (3.40m x 2.74m)

Recently refitted comprising; WC, wash hand basin, bath with hand held shower controls, low profile walk in shower tray, vertical central heating radiator, electric heated towel rail, vanity unit with wash hand basin, window to rear aspect.

Self Contained Annex

Living Area (With Kitchen)

26'04 x 13'05 (8.03m x 4.09m)

With Bi-folding doors opening to patio, underfloor heating, part tiled part carpeted floor, cupboard housing boiler, kitchen area with a range of wall and base units with complementary work surfaces incorporating sink, cooker, space for fridge, breakfast bar, windows to front elevation, stairs to first floor.

Bedroom

13'04 x 10'00 (4.06m x 3.05m)

With windows and French doors with bi-folding shutters to balcony overlooking the garden and open aspect at the rear, vaulted ceiling, built in cupboard/wardrobe, door to ensuite;

Shower room

8'08 x 6'00 (2.64m x 1.83m)

Beautifully fitted comprising; WC, wash hand basin, walk in shower cubicle, fully tiled, underfloor heating, window to front.

Double Garage

22'01 x 15'05 (6.73m x 4.70m)

With one electric roller door, lighting and power, space and plumbing for white goods, door into workshop.

Workshop

15'06 x 15'05 (4.72m x 4.70m)

Lighting and power, window and door to side, door into garage.

