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Plan produced using PlanUp.

## Leamington Close, Neston, Cheshire CH64 0SL

£315,000

4 Bedroom 2 Reception 2 Bathroom C

\*\*\*No Onward Chain - Deceptively Spacious Property - South West Facing Garden\*\*\*

Hewitt Adams are delighted to welcome to the market this beautifully maintained and deceptively spacious, FOUR bedroom detached house constructed in 2003 occupying a generous plot in Leamington Close. Close to local amenities, good transport links and a fantastic school catchment area including the ever so popular Woodfall Primary School. The property has been maintained to a fantastic standard by the current and original owner and would make a fantastic family home.

In brief the accommodation affords; entrance hallway, WC, study, lounge diner, kitchen. To the first floor there are four well proportioned bedrooms, three of which have built in storage. The master bedroom benefits a lovely ensuite. There is also a family bathroom.

Externally, to the front of the property there is a large tarmac driveway providing off road parking for multiple vehicles, a laid to lawn area, fenced boundary, established tree, gated access to the rear garden.

The rear garden is a generous size being mostly laid to lawn with secure boundaries, paved patio area perfect for garden furniture and is south west facing.

With the added benefit of no onward chain, viewing is highly advised.

### Hall

24'4" x 10'8" (7.44 x 3.27)

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

### WC

6'0" x 3'4" (1.84 x 1.04)

Window to side elevation, WC, wash hand basin, central heating radiator.

### Study

6'9" x 7'7" (2.06 x 2.32)

Window to front aspect, central heating radiator.

### Lounge/Diner

11'11" x 19'7" (3.64 x 5.97)

Sliding doors to rear, central heating radiator, laminate flooring.

### Kitchen

14'7" x 7'0" (4.47 x 2.14)

Comprising a range of wall and base units with roll top work surfaces incorporating sink and drainer with mixer tap, cooker, space for fridge and dishwasher, window to rear aspect, door leading to the side of the property.

### Garage

17'6" x 8'1" (5.34 x 2.48)

Roller door to front, lighting and power, space and plumbing for washing machine and tumble dryer, wall mounted boiler.

### Landing

Window to side aspect, central heating radiator, doors to;

### Bedroom 1

15'4" x 10'11" (4.68 x 3.35)

Window to front aspect, central heating radiator, storage cupboard, fitted wardrobes, door to ensuite;

### Ensuite

7'0" x 4'8" (2.14 x 1.43)

Comprising; WC, wash hand basin, shower cubicle, window to side elevation, central heating radiator.

### Bedroom 2

12'4" x 9'9" (3.78 x 2.99)

Window to rear aspect, central heating radiator, built in wardrobes.

### Bedroom 3

13'1" x 9'4" (4.01 x 2.86)

Window to rear aspect, central heating radiator, built in wardrobes.

### Bedroom 4

8'0" x 7'7" (2.45 x 2.33)

Window to front elevation, central heating radiator.

### Bathroom

10'0" x 5'8" (3.06 x 1.74)

WC, bath with shower over, wash hand basin, central heating radiator, tiled.

