



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.

**3, Algernon Close, Parkgate**

## Algernon Close, Neston, CH64 6UH

Offers Over £500,000

4 Bedroom 2 Reception 2 Bathroom B

**\*\*Beautifully Presented PJ Livesey Home - Open Plan Kitchen Diner - Generous Plot - Parkgate Location\*\***

Hewitt Adams is delighted to welcome to the market this stunning executive four bedroom semi-detached house situated on a generous plot on Algernon Close in an extremely sought after residential development in Parkgate skilfully constructed in 2014 by PJ Livesey on the ground of Mostyn House school. The property is a stones throw from Parkgate Promenade and all its excellent bars, restaurants, award winning coffee and ice cream shops and lovely walks. Also, a short journey to Neston Town Centre with excellent local amenities, good transport links and catchment for highly acclaimed schools.

Meticulous and maintained to the highest of standards, accommodation briefly comprises of; Entrance Hall, downstairs WC, Lounge, open plan kitchen and family room with newly installed bi-folding doors leading out to the rear garden, utility room leading to the integral garage. To the first floor there are four double bedrooms, master bedroom benefitting a beautiful and spacious En-Suite shower room. There is also a family bathroom.

Externally, to the front of the property there is a brick set driveway that provides adequate off road parking, garage access, gated access leading to the rear. The rear garden is mainly laid to lawn with secure boundaries and Indian stone patio area and offers a high degree of privacy.

Viewing appointments come strongly advised to fully appreciate what this amazing family home has to offer.

### Entrance Hall

17'05 x 5'02 (5.31m x 1.57m)

Stairs to the first floor, radiator and under stair storage cupboard

### WC

With low level WC, bowl style wash hand basin, central heating radiator and tiled floor.

### Lounge

14'03 x 10'06 (4.34m x 3.20m)

Double glazed window to the front aspect, plantation shutter blinds and central heating radiator.

### Kitchen/Dining/Family Room

15'11 x 19'04 (4.85m x 5.89m)

A beautifully fitted kitchen with an excellent range of modern units in white high gloss, granite work surfaces incorporating 1 1/2 bowl stainless steel sink, integrated Neff double oven and hob with hood over, integrated refrigerator and freezer, integrated dishwasher, tiled floor with under floor heating, and double glazed window to rear. Space for table and chairs, new double glazed bi-fold doors to rear garden and access to utility room.

### Utility

9'08 x 6'05 (2.95m x 1.96m)

With units in white high gloss with round edge work surfaces, stainless steel sink, space and plumbing for washing machine and tumble dryer, part tiled walls and tiled floor, radiator and side door.

### Landing

Loft access and airing cupboard, doors to;

### Master Bedroom

14'05 x 10'02 (4.39m x 3.10m)

Double glazed window to the rear, shutter blinds and radiator, built in wardrobes, access to en-suite.

### En-suite

10'03 x 7'09 (3.12m x 2.36m)

A spacious ensuite with low level WC, wash hand basin and shower enclosure. tiled surround, chrome heated towel rail, under floor heating and Velux window to the rear.

### Bedroom 2

13'01 x 10'05 (3.99m x 3.18m)

Impressive vaulted ceiling with large double glazed picture window to the front, shutter blinds and radiator.

### Bedroom 3

10'10 x 8'09 (3.30m x 2.67m)

Double glazed window to the rear, shutter blinds and radiator.

### Bedroom 4

11'00 x 8'04 (3.35m x 2.54m)

Double glazed window to the front, shutter blinds and radiator.

### Bathroom

9'10 x 7'04 (3.00m x 2.24m)

With low level WC, wash hand basin and bath with shower above. Tiled surround, under floor heating, chrome heated towel rail and Velux window to front.

### Garage

17'09 x 9'02 (5.41m x 2.79m)

With up and over electric door, raised ceiling with platform storage, electric and power.

