



Holt Hey, Neston, CH64 4AX

Offers Over £600,000

5 Bedroom
 4 Reception
 2 Bathroom
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Substantial Family House - Impressive Gardens Front and Rear - Further Scope For Development

Hewitt Adams is thrilled to offer for sale this modern detached residence occupying a sizeable and private plot in the highly regarded area of Ness, Cheshire. A stones throw from excellent local amenities, good transport links and catchment for highly acclaimed schools.

The property has been incredibly well-maintained with windows and doors being replaced in recent years along with a new boiler being installed in 2019. There is also plenty of further scope for redeveloping.

The property has been extended with a double storey extension to create a substantial family home. The accommodation briefly affords; entrance hallway, study/cloakroom, WC, living room parquet flooring, dining room, kitchen with an integrated double oven, hob, dishwasher and fridge-freezer. And there are two additional reception rooms. On the first floor there are five well proportioned bedrooms; the master bedroom has an en-suite bathroom and there is a separate family bathroom. Two of the bedrooms have doors on to a first-floor balcony.

The property is situated on a large plot that extends to approximately 0.3 acres. The gardens are well established and enviably private, there are lawns at both sides, a vegetable patch, summer house, wild garden, and storage sheds. A driveway provides off road parking and there is a garage with rear storerooms housing the white goods.

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.

Porch

6'7" x 6'5" (2.02 x 1.98)
uPVC front door, doors to;

Study / Cloaks

13'3" x 5'9" (4.04 x 1.76)
Window to front aspect, central heating radiator, wooden Parquet flooring.

WC

WC, wash hand basin with mixer tap, window to rear.

Kitchen

12'0" x 8'10" (3.68 x 2.70)
A bright kitchen comprising a range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer with mixer tap, tiled splashback, appliances includes; fridge, freezer, dishwasher, cooker, gas hob. Window and door to rear aspect, inset spotlights, opening to dining room.

Dining Room

13'1" x 9'10" (3.99 x 3.01)
Window to and door to rear aspect, central heating radiator, wooden flooring.

Sitting Room

13'6" x 13'0" (4.12 x 3.98)
Window and door to rear aspect, central heating radiator, wooden flooring.

Living Room

Large picture window to front aspect overlooking the private front gardens, central heating radiator, wooden flooring, stairs to first floor.

Snug

11'11" x 11'5" (3.64 x 3.48)
Window to front aspect, central heating radiator, wooden flooring.

Landing

Loft access hatch, doors to;

Bedroom 1

16'1" x 11'11" (4.91 x 3.64)
Window to front elevation, central heating radiator, fitted wardrobes, door to ensuite.

Ensuite

11'11" x 9'4" (3.65 x 2.86)
A spacious bathroom comprising; WC, bidet, bath with taps shower cubicle, tiled flooring, central heating radiator, window to rear aspect.

Bedroom 2

13'1" x 12'9" (3.99 x 3.90)
Window to side aspect and door to balcony, central heating radiator.

Bedroom 3

11'7" x 9'4" (3.55 x 2.86)
Window to rear elevation, central heating radiator.

Bedroom 4

Window to front aspect, door to balcony, storage cupboard.

Bedroom 5

9'11" x 8'5" (3.03 x 2.57)
Window to rear aspect, central heating radiator.

Shower Room

8'3" x 5'5" (2.54 x 1.67)
Comprising; WC, wash hand basin with mixer tap, shower cubicle, window to rear, central heating radiator, tiled.

Garage

Up and over door, lighting and power.

