



Ground Floor



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Plan produced using PlanUp.

## Victoria Road, Neston, CH64 4BR

Offers Over £450,000

 3 Bedroom
  1 Reception
  2 Bathroom
  D

**\*\*Highly Sought After Location - Fully Transformed Detached Bungalow - South West Facing, Private Garden\*\***

Hewitt Adams are pleased to offer to the market 'Hollybrae' an immaculately presented and fully transformed three bedroom detached bungalow on Victoria Road, Little Neston that has been greatly modernised by current owners. A stone throw from excellent local amenities, good transport links nearby and catchment for highly acclaimed schools including the outstanding Woodfall Primary school. This property has undergone a scheme of improvements in recent years including full rewire, new windows, a beautifully refitted modern kitchen and bathroom.

In brief the accommodation on offer comprises; entrance hallway, open plan kitchen/dining/living room to the rear of the bungalow, three double bedrooms, one affording an ensuite shower room. There is also a spacious family bathroom with bath and shower.

Externally, to the front of the property there is a large tarmac and gravel driveway providing off road parking and turning for multiple vehicles, double gates to the side of the property where a vehicle can also fit, log store, side gate to the other side of the property leading to the rear.

The rear garden is private and south west facing, mainly laid to lawn with secure boundaries, a wrap around patio, garage access and access to the other detached outbuilding which is currently used as a home bar.

### Hall

25'05 x 3'03 (7.75m x 0.99m)

Composite front door to hallway, central heating radiator, inset spotlights, doors to;

### Kitchen/Diner/Living

25'01 x 15'09 (7.65m x 4.80m)

An absolutely stunning and contemporary kitchen comprising a range of well appointed wall and base units with Granite work surfaces incorporating one and half sink, integrated appliances includes; dishwasher, double oven, fridge and freezer, large induction hob with extractor, space and plumbing for washing machine and tumble dryer. A centre island with further base units and Granite work tops, wood burning stove with oak mantle, windows to rear aspect, French door leading outside, ample living area.

### Bedroom

12'04 x 9'08 (3.76m x 2.95m)

Window to side elevation, central heating radiator, fitted wardrobes, door to ensuite.

### Ensuite

7'04 x 3'08 (2.24m x 1.12m)

Comprising shower, wash hand basin, WC, heated towel radiator, window to rear, inset spotlights.

### Bedroom

12'07 x 9'11 (3.84m x 3.02m)

Window to front elevation, central heating radiator.

### Bedroom

12'00 x 8'03 (3.66m x 2.51m)

Window to front elevation, central heating radiator.

### Bathroom

9'09 x 6'04 (2.97m x 1.93m)

A beautifully fitted and spacious bathroom with separate bath and shower, wash hand basin with vanity unit, WC, window to side, heated towel radiator, tiled, inset spotlights.

### Detached Garage

Up and over door, door to side, lighting and power.

### The Bar

22'02 x 10'06 (6.76m x 3.20m)

A detached outbuilding with door to front, window to side, lighting and power, currently in use as a home bar but can be a very versatile room depending on buyers needs.

