



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.

The Runnell, Neston, CH64 3TG

£750,000

🛏️ 4 Bedroom 🛋️ 2 Reception 🚿 2 Bathroom 📊 E

****Substantial Dormer Bungalow Surrounded by Open Fields - Private Front and Rear Gardens****

Hewitt Adams are excited to be the agent of choice to showcase 'Ennisdown' this absolutely stunning and substantial, FOUR double bedroom, detached dormer bungalow on The Runnell - known for its impressive and undisturbed views of open countryside. The property occupies a generous and private plot and is conveniently situated for easy access to The Chester High Road. The property has been beautifully maintained inside and out by the current and original owners and really must be viewed to appreciate everything it has to offer.

Further boasting double glazing throughout and ample off road parking and a car-port. The Runnell is only a short distance from Neston Town Centre and all its excellent local amenities, good transport links and catchment area for highly acclaimed schools. Also within proximity of Parkgate Promenade which has award winning bars and restaurants, coffee shops and ice cream shops. In brief the bright and spacious property accommodation comprises; Entrance hallway, living room, kitchen/breakfast room, dining room. There are four well proportioned bedrooms - both on ground floor and first floor the master benefiting an ensuite. There is also a spacious family bathroom.

Externally, to the front of the bungalow there is a large gravel driveway providing ample off road parking and turning for numerous vehicles, a beautifully landscaped garden mainly laid to lawn with well stocked borders comprising mature shrubs, carport, gated access both sides of the property leading to the rear garden. The rear garden is predominantly laid to lawn with established borders, raised decked area, gravel area, a mature weeping willow and an array of other trees, beautiful views of open fields behind.

Hall

21'10 x 4'02 (6.65m x 1.27m)

Rock door to entrance hallway, two central heating radiators, storage cupboard, oak staircase to first floor, doors to;

Dining Room

11'09 x 11'04 (3.58m x 3.45m)

Bay window to front aspect, two central heating radiators, wood effect flooring, door into kitchen/diner.

Kitchen/Diner

21'01 x 20'11 (6.43m x 6.38m)

A beautifully fitted kitchen comprising a range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer with mixer tap, Range style cooker, space and plumbing for washing machine, dishwasher, space for fridge freezer, breakfast bar. Dual aspect windows to front and rear elevations, door leading outside, two central heating radiators.

Bedroom 4/Snug

11'11 x 10'02 (3.63m x 3.10m)

Bay window to front elevation, central heating radiator.

Lounge

17'01 x 14'08 (5.21m x 4.47m)

Windows to rear and side aspect, central heating radiator, feature fireplace with electric stove and tiled hearth.

Master Bedroom

15'05 x 12'10 (4.70m x 3.91m)

Windows to front aspect, central heating radiator, fitted wardrobes, inset spotlights, door to ensuite;

Ensuite

9'08 x 3'02 (2.95m x 0.97m)

With WC, wash hand basin, shower cubicle, tiled, central heating radiator.

Bathroom

8'02 x 6'01 (2.49m x 1.85m)

Comprising; WC, bath with shower over, wash hand basin tiled, central heating radiator, two windows to rear.

First Floor

Picture window to rear aspect, doors to;

Bedroom 2

15'11 x 14'08 (4.85m x 4.47m)

Velux window, windows to side aspects, eaves storage.

Bedroom 3

14'09 x 10'05 (4.50m x 3.18m)

Velux windows, eaves storage, currently in use as a study.

WC

6'11 x 5'04 (2.11m x 1.63m)

Velux window, WC, wash hand basin.

