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Plan produced using PlanUp.

## West Vale, Neston, CH64 9SE

£525,000

4 Bedroom 2 Reception 2 Bathroom D

\*\*\*Immaculately Presented Inside & Out - Deceptively Spacious Property - Four Double Bedrooms\*\*\*

Hewitt Adams are thrilled to welcome to the market for sale, this meticulously presented, four bedroom detached dormer bungalow on West Vale. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools - including the outstanding Woodfall Primary School. The property has undergone a huge scheme of improvements and has been skilfully extended to create a beautiful family home.

In brief the accommodation to the ground floor affords; a welcoming entrance hallway, living room, kitchen diner, snug, two double bedrooms and a spacious family bathroom. To the first floor there are two further double bedrooms and beautifully fitted shower room.

Externally, to the front of the property there is a large brick set driveway providing ample off road parking for multiple vehicles, a low level front boundary, garage access, access via both sides of the property leading to the rear.

The rear garden offers a high level of privacy with the south facing aspect, a large porcelain patio area perfect for entertaining, a laid to lawn section, secure boundaries, two spacious side areas - one with a pergola and rear garage access, the other side with wood stores.

### Entrance Hallway

20'08 x 9'10 (6.30m x 3.00m)

Oak front door to hallway, oak staircase leading to first floor, inset spotlights, central heating radiator, doors to;

### Living Room

17'01 x 13'03 (5.21m x 4.04m)

Window to rear aspect, central heating radiator, doors to side elevation, wood burning stove with oak mantle and tiled hearth.

### Kitchen Diner

19'07 x 13'10 (5.97m x 4.22m)

An open plan kitchen comprising a range of well appointed wall and base units with solid wood worktops incorporating sink and drainer with mixer tap, Rangemaster cooker, space for washing machine and dishwasher, integrated fridge and freezer, breakfast bar, tiled splash back, vertical central heating radiator, inset spotlights, window and doors to rear.

### Snug

15'02 x 10'10 (4.62m x 3.30m)

Window to side elevation, central heating radiator, wood burning stove with oak mantle and hearth, door to;

### Bedroom 1

11'01 x 10'10 (3.38m x 3.30m)

Window to front elevation, central heating radiator, fitted wardrobes.

### Bedroom 2

16'01 x 7'11 (4.90m x 2.41m)

Window to front elevation, central heating radiator.

### Bathroom

12'01 x 8'10 (3.68m x 2.69m)

A spacious and beautifully fitted bathroom comprising; WC, bath, large walk in tiled shower with glass shower screen, double wash hand basin with vanity unit, heated towel radiator, window to side elevation.

### Landing

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

### Bedroom 3

12'03 x 11'06 (3.73m x 3.51m)

Window to side elevation, central heating radiator.

### Bedroom 4

12'05 x 11'05 (3.78m x 3.48m)

Window to side elevation with views of the Welsh hills, central heating radiator, built in cupboards.

### Shower Room

8'10 x 6'02 (2.69m x 1.88m)

Comprising WC, shower, wash hand basin with vanity unit, heated towel radiator, window to rear elevation.

### Garage

With roller door to front, lighting and power, door to rear.

