



For illustration purposes only - not to scale

Neston Road, Ness, CH64 4AP

£595,000

4 Bedroom 2 Reception 2 Bathroom F

No Onward Chain - Unrivalled Views of The Welsh Hills and Dee Estuary - Bursting With Potential and Scope

Hewitt Adams is delighted to showcase 'Birch Hey' to the market for sale. An individually designed, four bedroom detached house on the ever so popular Neston Road in Ness. The property is conveniently situated on a generous plot with undisturbed views of The Welsh Hills and Dee Estuary. The property has been well maintained by the current owners and offers further scope and potential for further redevelopment.

In brief the property accommodation to the ground floor comprises; porch, entrance hallway, living room, kitchen and dining room, bedroom and bathroom. To the first floor there are three further bedrooms and a refitted shower room.

Externally, to the front of the property there is a large gravel, gated driveway providing ample off road parking for numerous vehicles, well stocked borders, secure boundaries, greenhouse, timber shed, gated access to the side and rear of the property. The rear garden is extensive and south west facing with far reaching views to the Welsh Hills and Dee Estuary, being mainly laid to lawn with beautifully stocked borders, secure boundaries, a vegetable garden, summer house, elevated patio area.

With the added benefit of no ongoing chain - viewing is highly advised!

Porch

Door into porch, further door into entrance hall;

Entrance Hallway

17'11 x 14'09 (5.46m x 4.50m)

Window to front aspect, central heating radiator, stairs to first floor, understairs storage, doors to;

Living Room

21'04 x 12'10 (6.50m x 3.91m)

Bay window to rear elevation with far reaching views, central heating radiator, open working fire with surround.

Kitchen

13'10 x 6'09 (4.22m x 2.06m)

Comprising a range of wall and base units with complementary granite work surfaces incorporating sink and drainer, cooker, space for fridge freezer, space and plumbing for washing machine, window to rear elevation, door leading outside.

Dining Room

12'10 x 12'05 (3.91m x 3.78m)

Window to front elevation, central heating radiator, gas fire, door to kitchen.

Bedroom

13'10 x 10'05 (4.22m x 3.18m)

Window to rear elevation with far reaching views, central heating radiator.

Bathroom

9'02 x 6'07 (2.79m x 2.01m)

A spacious bathroom comprising; WC, wash hand basin, bath with shower over, bidet, window to front aspect, central heating radiator.

Landing

Window to front and side aspect, doors leading to;

Bedroom 1

13'11 x 12'11 (4.24m x 3.94m)

Window to rear elevation with far reaching views, central heating radiator, fitted wardrobes.

Bedroom 2

10'09 x 10'00 (3.28m x 3.05m)

Window to front and rear elevation with far reaching views, central heating radiator, eaves storage.

Bedroom 3

8'10 x 7'09 (2.69m x 2.36m)

Velux window, central heating radiator, storage cupboard.

Shower Room

11'05 x 3'08 (3.48m x 1.12m)

A refitted shower room comprising; WC, walk in shower, wash hand basin, central heating radiator, part tiled, window to side aspect.

