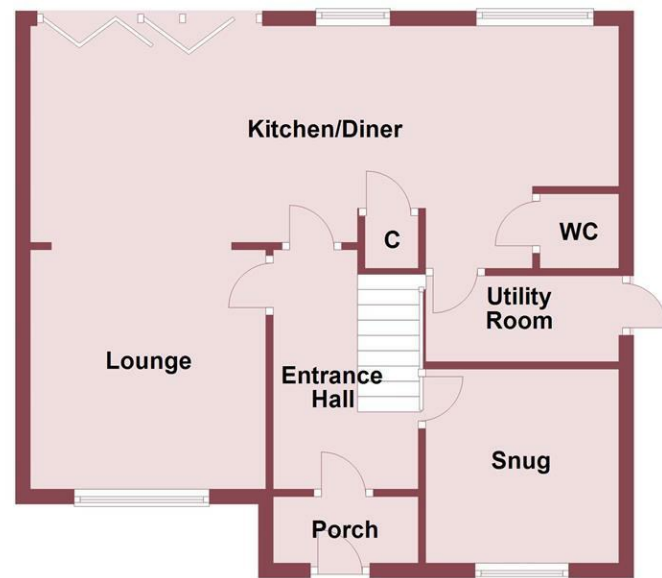
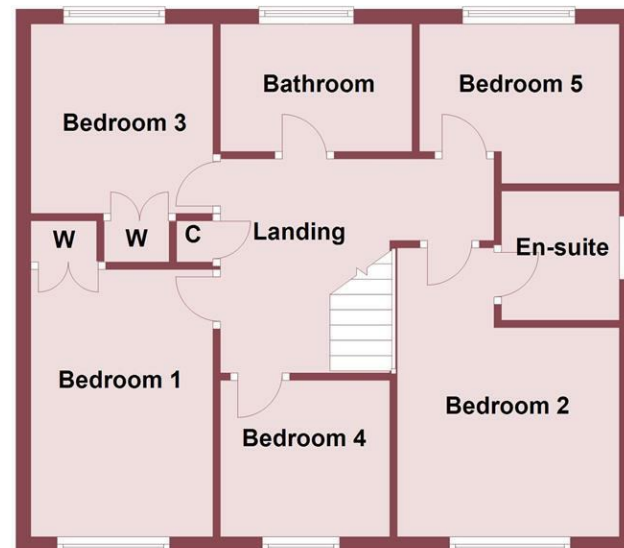




Ground Floor



First Floor



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.

Old Vicarage Road, Neston, CH64 2XD

£525,000

5 Bedroom 2 Reception 2 Bathroom C

****Stunning Detached Family Residence - Highly Sought-After Location - A Must View Property****

Hewitt Adams are proud to showcase this immaculate and extended five bedroom detached family residence on the ever so popular Old Vicarage Road - a quiet and peaceful Cul De Sac a stone's throw from Willaston Village. Nearby are excellent local amenities, good transport links, and catchment area for highly regarded schools. The property has been skilfully extended and undergone a huge scheme of improvements in the last 2 years and has been maintained to a very high standard by the current vendors to create a lovely family house.

Further boasting gas central heating, double glazing throughout, ample off road parking.

In brief the accommodation comprises; porch, hallway, WC, lounge, lovely open plan kitchen/diner leading into utility room. To the first floor there are Five well-proportioned bedrooms, one benefiting and ensuite and a spacious, beautifully refitted family bathroom.

Externally, to the front of the property there is a block paved driveway providing ample off-road parking, front garden, gated access leading to the garden.

The rear garden is beautifully maintained and predominantly laid to lawn with secure boundaries, mature shrubs and hedgerows and a greenhouse.

Porch

7'01 x 3'09 (2.16m x 1.14m)

Composite front door to porch, further door to entrance hall;

Hall

12'01 x 5'11 (3.68m x 1.80m)

Stairs to first floor, central heating radiator, inset spotlights, doors to;

Lounge

13'08 x 11'03 (4.17m x 3.43m)

Window to front aspect, central heating radiator, opening to kitchen.

Snug

8'07 x 8'07 (2.62m x 2.62m)

Window to front aspect, central heating radiator, inset spotlights.

Kitchen/Diner

27'04 x 10'06 (8.33m x 3.20m)

A beautiful open plan kitchen diner with a range of well appointed wall and base units with Quartz work surfaces incorporating double sink and drainer, integral appliances includes; fridge, freezer, dishwasher, double oven, induction hob with extractor hood. Two windows to rear elevation, bi-folding doors leading outside, inset spotlights, central heating radiator, under stair storage cupboard, doors leading to WC and utility.

WC

5'02 x 2'10 (1.57m x 0.86m)

WC, wash hand basin, fully tiled, inset spotlights, window to side.

Utility Room

9'04 x 5'02 (2.84m x 1.57m)

Further base units with sink and drainer, space and plumbing for washing machine and tumble dryer, wall mounted boiler, central heating radiator, door leading to side of the property.

Landing

Loft access, storage cupboard, doors to;

Bedroom 1

11'08 x 11'08 (3.56m x 3.56m)

Window to front aspect, central heating radiator, built in wardrobes.

Bedroom 2

13'00 x 8'07 (3.96m x 2.62m)

Window to front aspect, central heating radiator, door to ensuite.

Ensuite

5'06 x 4'10 (1.68m x 1.47m)

A fully tiled ensuite comprising; WC, wash hand basin, walk in shower, window to side aspect, inset spotlights.

Bedroom 3

11'11 x 10'05 (3.63m x 3.18m)

Window to rear aspect, central heating radiator, built in wardrobes.

Bedroom 4

8'08 x 6'11 (2.64m x 2.11m)

Window to front aspect, central heating radiator.

Bedroom 5

8'07 x 6'10 (2.62m x 2.08m)

Window to rear aspect, central heating radiator.

Bathroom

7'11 x 5'03 (2.41m x 1.60m)

A beautifully refitted bathroom comprising; WC, bath with shower over, wash hand basin with vanity unit, inset spotlights, heated towel radiator.

Loft

Loft ladder, lighting, boarded and insulated.

