



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.



Broadlake, Neston, CH64 2XB

£425,000

4 Bedroom 2 Reception 2 Bathroom D

No Onward Chain - Sought After Willaston Location - Open Aspect To The Rear

Hewitt Adams are delighted to welcome this four bedroom detached house in the ever so popular and quiet cul de sac Broadlake, in the heart of Willaston Village. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. This property would make a lovely family home and has potential for further expansion. There is gas central heating and double glazing throughout

The main bathroom has been newly fitted to a high standard, new flooring installed in the ground floor and the kitchen is fully fitted

In brief, the property affords a bright entrance hallway and newly fitted guest WC. There is an open plan living room which leads to the dining area and then to a large conservatory offering superb views.

Externally, to the front of the property there is a large driveway providing ample off road parking, leading to a two car garage which has potential for future development.

The rear garden is mainly laid to lawn with fenced boundaries and an open aspect offering an exceptional view across a paddock.

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Entrance Hallway

17'09 x 6'10 (5.41m x 2.08m)
uPVC front door to hallway, central heating radiator, stairs to first floor, understairs storage cupboard, doors to;

WC

5'05 x 2'08 (1.65m x 0.81m)
WC, wash hand basin, window to side.

Living Room

17'04 x 11'10 (5.28m x 3.61m)
Window to front elevation, central heating radiator, fireplace, opening to dining room.

Dining Area

12'03 x 9'11 (3.73m x 3.02m)
Central heating radiator, opening to kitchen, French doors into conservatory.

Kitchen

12'03 x 9'11 (3.73m x 3.02m)
Comprising a range of wall and base units with work surfaces incorporating sink and drainer, cooker, fridge, freezer, washing machine. Boiler, central heating radiator, window and door to garden.

Conservatory

15'07 x 15'01 (4.75m x 4.60m)
Windows to rear elevation, central heating radiator, door leading to the garden.

Landing

Window to side elevation, loft access hatch, storage cupboard, doors to;

Bedroom 1

12'03 x 10'08 (3.73m x 3.25m)
Window to front aspect, central heating radiator.

Bedroom 2

10'08 x 10'03 (3.25m x 3.12m)
Window to rear aspect, central heating radiator.

Bedroom 3

11'04 x 8'03 (3.45m x 2.51m)
Window to rear aspect, central heating radiator.

Bedroom 4

9'05 x 8'02 (2.87m x 2.49m)
Window to front elevation, central heating radiator.

Bathroom

7'09 x 6'09 (2.36m x 2.06m)
A beautifully refitted and spacious bathroom comprising; WC, wash hand basin with vanity unit, bath, separate shower cubicle, inset spotlights, part tiled, window to side aspect.

Garage

Electric roller door, lighting and power, window and pedestrian door to side.

