



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.

New Cottage, Victoria Road, Little neston

Victoria Road, Neston, CH64 4BR

Offers In The Region Of £295,000

2 Bedroom 3 Reception 1 Bathroom C

****Attractively Priced - Detached Bungalow In Highly Regarded Location - Private and Southerly Facing Rear Garden****

Hewitt Adams are delighted to welcome 'New Cottage' for sale, an attractively priced, two bedroom detached bungalow on the ever so popular Victoria Road, Little Neston. The property is ideally situated just a short walk from excellent local amenities, good transport links and catchment for highly acclaimed schools including Woodfall Primary School. The property also has scope and potential for extending/creating a second floor as other properties in the road have done so.

In brief the property accommodation affords; entrance hallway, living room linking to dining area and conservatory, kitchen, two bedrooms and a refitted shower room. There is also a loft room with Velux window and a ladder.

Externally, to the front of the property there is a large block paved driveway providing ample off road parking, a front lawn with established shrubs and trees, secure boundaries to the side, low level sandstone wall, gated access to the rear.

The rear garden is private and south west facing, being mainly laid to lawn with secure boundaries, mature shrubs, hedgerow to rear, paved patio areas, summer house with electrics.

Hall

15'08 x 9'04 (4.78m x 2.84m)

Traditional front door, large picture window to front aspect, storage cupboards, central heating radiator, loft access, doors to;

Kitchen

9'10 x 9'04 (3.00m x 2.84m)

Comprising a range of wall and base units with roll top work surfaces incorporating sink and drainer, tiled splash back, cooker, space for washing machine, space for fridge, window to front elevation, door to pantry and boiler room.

Lounge

14'09 x 11'11 (4.50m x 3.63m)

Window to rear elevation, central heating radiator, gas fire with surround, opening to;

Dining Area

10'00 x 8'11 (3.05m x 2.72m)

Window to side elevation, central heating radiator, door to kitchen.

Summer Room

7'08 x 7'06 (2.34m x 2.29m)

Window to rear elevation, central heating radiator, sliding doors into a large conservatory;

Conservatory

20'04 x 9'06 (6.20m x 2.90m)

Windows to rear, French doors leading outside, single door, office area, tiled flooring.

Bedroom 1

10'01 x 11'09 (3.07m x 3.58m)

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

Bedroom 2

10'00 x 7'09 (3.05m x 2.36m)

Window to front aspect, central heating radiator

Bathroom

9'08 x 5'09 (2.95m x 1.75m)

Comprising; WC, walk in shower, bowl wash hand basin, fully tiled, window to side aspect, central heating radiator.

