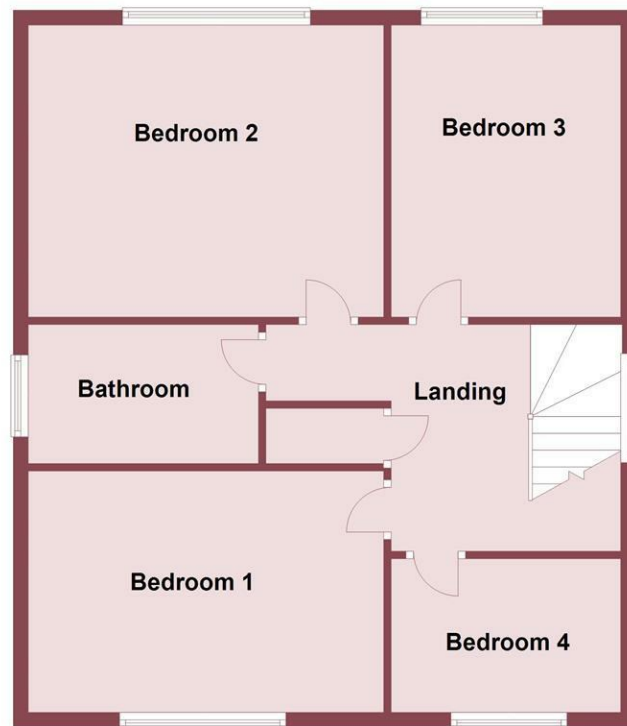
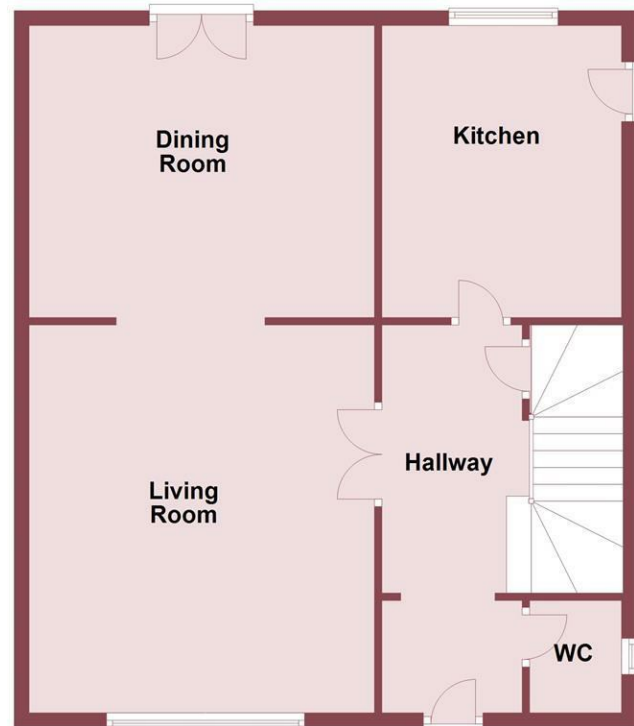




Ground Floor

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.

## Broadlake, Neston, CH64 2XB

£445,000

4 Bedroom 2 Reception 2 Bathroom

\*Detached Family House with No Onward Chain - Close To Willaston Village - Renovated To an Incredibly High Specification\*

Hewitt Adams are delighted to offer to the market for sale this recently renovated Four Bedroom Detached family home, nestled in the delightful cul-de-sac Broadlake and set within the boundaries of the highly sought-after Willaston Village. The property enjoys a prime location, just a short walk from the village centre, a reputable local primary school, the scenic Wirral Way, and two welcoming pubs. Recently, it has undergone extensive upgrades, ensuring a high standard of finish throughout. Some of the notable improvements include a new kitchen and bathroom, a modern central heating system, new anthracite grey upvc windows and doors, plastering, complete redecoration, and new flooring and carpets throughout, electrics, roof, front and rear landscaping and newly installed French doors.

In brief the accommodation on offer affords; entrance hallway, WC, living room leading into dining area, kitchen. To the first floor there are FOUR bedrooms and a modern bathroom. Externally, to the front of the property there is a large tarmac driveway providing off road parking for multiple cars, garage access. The rear garden offers a high degree of privacy with a paddock to the rear and is mainly laid to lawn with secure boundaries and a porcelain stone patio area.

Externally, to the front of the property there is a large tarmac driveway providing off road parking for multiple cars, large garage access with a fitted utility space and access into the garden. The rear garden offers a high degree of privacy and is mainly laid to lawn with secure boundaries and an Indian stone patio area.

**Entrance Hall**

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, oak doors to;

**WC**

5'05 x 2'08 (1.65m x 0.81m )  
Window to side, WC, shower.

**Living Room**

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

**Dining Area**

12'03 x 9'11 (3.73m x 3.02m )  
French door to rear aspect, central heating radiator.

**Kitchen**

12'03 x 9'11 (3.73m x 3.02m )  
A beautifully fitted kitchen comprising a range of well appointed wall and base units with complementary work surfaces incorporating one and half sink and drainer, space for fridge freezer, space and plumbing for washing machine and tumble dryer/dishwasher, cooker, induction hob, window to rear aspect, door to side, central heating radiator.

**Landing**

Window to side aspect, storage cupboard, doors to;

**Bedroom 1**

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

**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 aspect, central heating radiator, built in wardrobe.

**Bathroom**

7'09 x 6'09 (2.36m x 2.06m )  
Beautifully fitted comprising; WC, bath with shower over, wash hand basin with vanity unit, heated towel radiator, storage cupboard, fully tiled, window to side.

**Garage**

Electric door, door to side, lighting and power.

