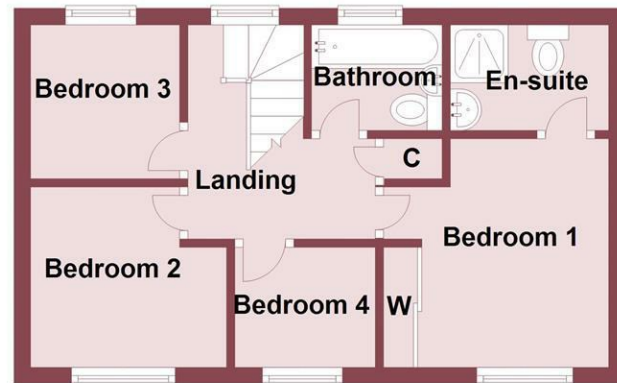
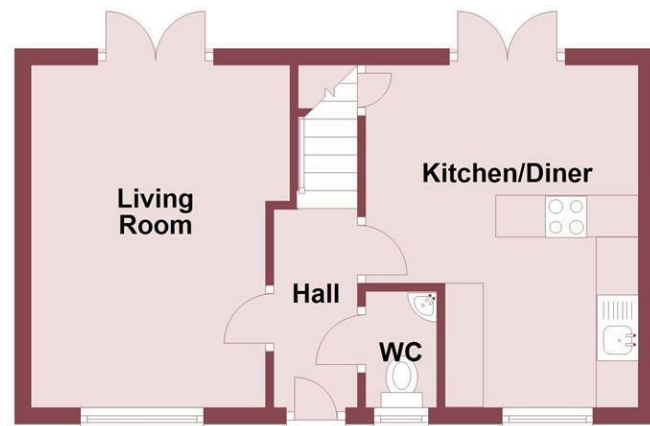




Ground Floor

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.

### Lees Lane, Neston, CH64 4DB

£425,000

4 Bedroom 1 Reception 2 Bathroom

\*\*Stunning FOUR bedroom Detached House - Private Garden Backing onto Open Fields - Must View Property\*\*

Hewitt Adams are excited to offer for sale an immaculately presented, four bedroom detached house constructed in 2011 by Rowland Homes, this peaceful development sits in an elevated position on Lees Lane and enjoys spectacular views over to the Dee Estuary. A short distance from excellent local amenities, good transport links, catchment for highly acclaimed schools including the outstanding Woodfall Primary School. Further affording gas central heating, double glazing throughout and off road parking.

In brief the spacious accommodation comprises; entrance hallway, lounge, WC, kitchen/diner. To the first floor there are four bedrooms, the master bedroom benefits an ensuite. There is also a family bathroom.

Externally, to the front of the property there is a double driveway, garage access, a laid to lawn section, gated access leading to the rear.

The rear garden offers a high degree of privacy, with a raised lawned area, mature tree and shrubs, a paved patio area perfect for enjoying the summer sun, secure boundaries.

\*Viewing is essential to fully appreciate this stunning property, please call to arrange your viewing\*



**Entrance Hall**

Composite front door to hallway, central heating radiator, stairs to first floor, doors to;

**WC**

5'04 x 3'03 (1.63m x 0.99m)

WC, wash hand basin, central heating radiator, window to front elevation.

**Living Room**

19'10 x 10'03 (6.05m x 3.12m)

Dual aspect window to front aspect, French doors to rear, two central heating radiator, wood burning stove.

**Kitchen/Diner**

19'09 x 12'11 (6.02m x 3.94m)

An open plan kitchen/diner with a range of well appointed wall and base units with complementary work surfaces incorporating one and half sink and drainer, integrated appliances includes cooker, gas hob, dishwasher, fridge, freezer, microwave. Space and plumbing for washing machine. Inset spotlights, understairs storage cupboard, window to front elevation, French doors to rear, two central heating radiators.

**Landing**

Window to rear, central heating radiator, loft hatch, storage cupboard, doors to;

**Bedroom 1**

12'04 x 9'11 (3.76m x 3.02m)

Window to front elevation, central heating radiator, fitted wardrobes, door to ensuite.

**Ensuite**

6'08 x 6'07 (2.03m x 2.01m)

A spacious ensuite comprising; WC, wash hand basin, shower cubicle, tiled, inset spotlights, window to side elevation.

**Bedroom 2**

10'07 x 9'06 (3.23m x 2.90m)

Window to front elevation, central heating radiator.

**Bedroom 3**

8'06 x 7'02 (2.59m x 2.18m)

Window to rear elevation, central heating radiator.

**Bedroom 4**

7'05 x 6'03 (2.26m x 1.91m)

Window to front elevation, central heating radiator.

**Bathroom**

6'04 x 6'04 (1.93m x 1.93m)

Comprising; WC, wash hand basin, bath, tiled, inset spotlights, window to rear elevation, towel radiator.

**Garage**

Up and over door, lighting and power.

