



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.

John Yeoman Close, Neston, CH64 4BF

£475,000

4 Bedroom 2 Reception 2 Bathroom

Stunning FOUR bedroom Detached Family House - Private South Facing Garden - Must View Property

Hewitt Adams are excited to offer for sale this absolutely stunning, four bedroom detached house constructed in 2007 by Morris Homes on the ever so sought after, residential development John Yeoman Close in Little Neston. A short distance from excellent local amenities, good transport links, catchment for highly acclaimed schools. Further affording gas central heating, double glazing, solar panels and off road parking.

In brief the spacious accommodation comprises; entrance hallway, lounge, WC, open plan kitchen/diner leading into utility room. To the first floor there are four bedrooms, the master bedroom benefits a vaulted ceiling and ensuite. There is also a spacious family bathroom.

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

The rear garden is south facing and offers a high degree of privacy, being mainly laid to lawn with secure boundaries, mature shrubs and trees, well stocked borders, garden shed, patio area.

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

Hall

13'02 x 9'09 (4.01m x 2.97m)

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

WC

9'05 x 3'04 (2.87m x 1.02m)

WC, wash hand basin, central heating radiator, window to side aspect.

Living Room

17'06 x 12'10 (5.33m x 3.91m)

Bay window to front elevation, central heating radiator.

Kitchen/Diner

23'03 x 15'09 (7.09m x 4.80m)

An open plan space with a beautifully appointed kitchen comprising a range of wall and base units with complementary work surfaces incorporating one and half sink and drainer, double oven, induction hob with extractor hood over, fridge, tiled flooring, vertical radiator, two sets of French doors leading outside, window to rear aspect, inset spotlights, door to utility room.

Utility

8'02 x 5'02 (2.49m x 1.57m)

Further wall and base units with space and plumbing for washing machine, tumble dryer and dishwasher, window to rear, radiator, door into garage.

Landing

Loft access hatch, window to front aspect, storage cupboard housing water cylinder, central heating radiator, doors to;

Bedroom 1

18'00 x 12'10 (5.49m x 3.91m)

Window to front and side elevation, central heating radiator, vaulted ceiling, door to ensuite.

Ensuite

9'00 x 3'10 (2.74m x 1.17m)

Comprising; WC, wash hand basin, walk in shower cubicle, central heating radiator, window to side elevation, inset spotlights

Bedroom 2

11'11 x 11'11 (3.63m x 3.63m)

Window to rear elevation, central heating radiator, storage cupboard.

Bedroom 3

11'10 x 9'04 (3.61m x 2.84m)

Window to rear elevation, central heating radiator.

Bedroom 4

10'00 x 9'02 (3.05m x 2.79m)

Window to front elevation, central heating radiator.

Bathroom

9'04 x 7'00 (2.84m x 2.13m)

A spacious bathroom comprising; WC, wash hand basin, bath, shower cubicle, inset spotlights, central heating radiator, window to rear aspect.

Garage

Lighting and power, roller door.

