



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.

Homecrofts, Neston, CH64 0SS

£395,000

5 Bedroom 3 Reception 3 Bathroom E

****No Onward Chain - Highly Sought After Location - Substantial Family House with a Huge Garden****

Hewitt Adams are delighted to be the agent of choice to market this substantially extended, five bedroom detached house on Homecrofts. A short walk/drive from excellent local amenities, good transport links and catchment area for highly acclaimed schools including Woodfall Primary School.

The property offers huge potential for a buyer to put their own stamp on the property. There have been recent improvements made such as a new boiler has been installed in the last 12 months.

In brief the property accommodation comprises; porch, entrance hallway, living room, kitchen, dining room, WC, shower room, sitting room and a ground floor bedroom. The first floor has four bedrooms - one of which benefits an ensuite. There is also a spacious family bathroom.

Externally, the front of the property has a driveway providing off road parking, garage access via up and over door, front garden mainly laid to lawn with fenced borders. There is access via both sides of the property leading to the rear. The rear garden is huge, south west facing and offers a high degree of privacy and is mainly laid to lawn with secure boundaries, established trees and shrubs, greenhouse timber garden shed, and a paved patio area.

This property would make a perfect family house - call us today to arrange your viewing.

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Hewitt Adams Neston Ltd. Registered in England

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Porch

6'07 x 3'06 (2.01m x 1.07m)
uPVC front door to porch, windows to front and side, further door to hallway;

Hallway

13'09 x 5'10 (4.19m x 1.78m)
Stairs to first floor, central heating radiator, Karndean flooring, storage cupboards, doors to;

Lounge

13'08 x 12'08 (4.17m x 3.86m)
Window to front elevation, central heating radiator, Karndean flooring, open fire with surround.

Kitchen

14'03 x 11'00 (4.34m x 3.35m)
A range of well appointed wall and base units with worksurfaces incorporating one and half sink and drainer, Range style cooker, space for American style fridge freezer, dishwasher, washing machine, tiled flooring, tiled splash back, inset spotlights, window to rear, door to side elevation, newly installed boiler.

Dining Room

16'06 x 11'11 (5.03m x 3.63m)
Windows to side elevation, central heating radiator, inset spotlights.

Sitting Room

19'09 x 16'08 (6.02m x 5.08m)
Sliding doors opening to garden, windows to rear and side elevation, two central heating radiators, door to ground floor bedroom.

Bedroom - Ground Floor

15'07 x 12'01 (4.75m x 3.68m)
Window to front and rear elevation, central heating radiator, fitted wardrobes.

WC

4'08 x 2'07 (1.42m x 0.79m)
WC, part tiled, ceiling window.

Shower Room

8'06 x 4'07 (2.59m x 1.40m)
Comprising; shower, wash hand basin, towel radiator, windows to side aspect.

Landing

Storage cupboard, doors leading to;

Bedroom

16'05 x 8'05 (5.00m x 2.57m)
Window to front and side elevation, central heating radiator

Ensuite

8'05 x 4'05 (2.57m x 1.35m)
Comprising; WC, shower, wash hand basin, towel radiator, window to rear, inset spotlights.

Bedroom

12'11 x 12'04 (3.94m x 3.76m)
Window to front elevation, central heating radiator.

Bedroom

13'00 x 8'08 (3.96m x 2.64m)
Window to rear elevation, central heating radiator

Bedroom

8'08 x 8'01 (2.64m x 2.46m)
Window to front elevation, central heating radiator, storage cupboard, currently in use as a study.

Bathroom

8'04 x 6'00 (2.54m x 1.83m)
A spacious bathroom comprising; WC, bath, wash hand basin with vanity, windows to rear elevation, towel radiator, inset spotlights.

Integral Garage

17'10 x 8'10 (5.44m x 2.69m)
Up and over door, lighting and power.

