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Plan produced using PlanUp.

## Lapwing Way, Parkgate, Cheshire CH64 6UN

£735,000

 4 Bedroom  2 Reception  3 Bathroom  B

\*\*\*Impressive and Substantial Detached House - High Specification Finish Throughout - Stunning Views Over Open Fields\*\*\*

Hewitt Adams are delighted to be the agent of choice to market this exclusive four bedroom detached home on Lapwing Way in the ever so popular Old Quay Meadows development. Tastefully and substantially improved by the current owners, the property is conveniently situated a short walk to Neston Town Centre, Parkgate Promenade and the Wirral Way. There are excellent local amenities nearby, good transport links with highly acclaimed schools also in the locality. Old Quay Meadows is an exclusive development of stunning, high specification properties with this particular example having the benefits of views over open fields and the Welsh hills in the distance.

Further boasting gas central heating, double glazing throughout with plantation shutters, HIVE control system and a valid NHBC guarantee for 3 years. For security, a fully integrated alarm system & digital CCTV is fitted.

The property accommodation affords; hallway with impressive glass and oak staircase, WC, lounge, open plan kitchen diner with Bi-folding doors to rear, utility room and separate dining room/snug. The first floor offers a beautiful galleried landing, four well proportioned bedrooms, the master bedroom benefits fitted wardrobes and a quality upgraded ensuite. Bedroom 2 also has an upgraded ensuite. There is a spacious family bathroom, fully tiled with a freestanding bath. The property also has an integral double garage, storage above and an electric up and over door.



Hall

16'02 x 11'02 (4.93m x 3.40m)

Composite front door to hallway, Window to front elevation, central heating radiators, impressive oak and glass staircase leading to first floor, storage cupboard, oak doors to;

WC

5'07 x 3'06 (1.70m x 1.07m)

A spacious WC, comprising; WC, wall hung wash hand basin, window to front elevation, large fitted mirror, central heating radiator.

Living Room

16'03 x 14'06 (4.95m x 4.42m)

French doors leading to the rear garden, two central heating radiators, remote controlled wall mounted electric flame fire, day/night electrically operated blind.

Kitchen

17'01 x 15'01 (5.21m x 4.60m)

A bespoke German ‘Hacker’ kitchen with a range of contemporary wall and base units with Quartz work surfaces incorporating sink and drainer with boiling hot water tap. Integrated appliances includes; full length Neff fridge, Neff combination oven, Neff slide and hide oven, dishwasher, central island with Smeg induction hob with an integrated pop up extractor, pop up charging station, further base units. Ceiling light pendants, inset spotlights, bi-folding doors with electrically operated day/night blinds, two vertical central heating radiators, door to utility room.

Utility

8'11 x 5'03 (2.72m x 1.60m)

Further base units with work surfaces incorporating sink and drainer, space and plumbing for washing machine and tumble dryer, integrated fridge freezer, wall mounted boiler, central heating radiator, rear door leading to the garden.

Dining Room/Snug

13'04 x 11'05 (4.06m x 3.48m)

Bay window to front aspect, central heating radiator.

Landing

18'07 x 10'07 (5.66m x 3.23m)

A spacious and light filled landing with glass and oak balustrade, windows to front and side aspects, two central heating radiators, airing cupboard housing pressurised water cylinder, loft access hatch, oak doors leading to;

Master Bedroom

15'10 x 14'04 (4.83m x 4.37m)

Box bay window to front elevation with views over open fields, central heating radiator, full length fitted wardrobes and door to ensuite;

Ensuite

9'04 x 4'10 (2.84m x 1.47m)

A stunning, upgraded fully tiled ensuite comprising; WC, wall mounted wash hand basin with vanity unit, large walk in shower, inset spotlights, chrome towel radiator, window to side elevation.

Bedroom 3

10'06 x 10'01 (3.20m x 3.07m)

Window to rear elevation, central heating radiator.

Bedroom 2

11'06 x 11'02 (3.51m x 3.40m)

Window to rear elevation, central heating radiator, door to ensuite;

Ensuite

7'10 x 5'01 (2.39m x 1.55m)

A beautifully upgraded, fully tiled ensuite comprising; WC, wash hand basin with vanity unit, shower, inset spotlights, window to rear aspect.

Bedroom 4

11'06 x 6'08 (3.51m x 2.03m)

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

Bathroom

8'03 x 6'11 (2.51m x 2.11m)

Spacious, fully tiled family bathroom affording a free standing bath with waterfall tap, vanity units incorporating wash hand basin, WC, inset spotlights, heated towel radiator, window to rear aspect.

Double Garage

17'03 x 16'06 (5.26m x 5.03m)

With lighting and power, electric up and over door and loft storage above.

