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Plan produced using PlanUp.

Reins Croft, Neston, CH64 3TR

£315,000

 4 Bedroom  1 Reception  3 Bathroom  4 Bedroom

***Absolutely Stunning Inside and Out - A Must View Property**

Hewitt Adams are thrilled to showcase this absolutely meticulously presented three/four bedroom, three bathroom townhouse on the ever so popular Reins Croft. The development is short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. The property has undergone a scheme of high-quality improvements over recent years and really must be viewed to fully appreciate everything it has to offer.

Skilfully arranged over three floors, the spacious and extremely versatile accommodation comprises; to the ground floor; entrance hallway, bedroom with Jack and Jill style ensuite, snug/bedroom, utility room. To the second floor there is a beautifully refitted kitchen with underfloor heating, living room/diner. To the second floor there are two further double bedrooms both with high specification ensuites.

Externally, to the front of the property there is an Indian stone pathway to front door, front garden, gated access leading to the rear. The rear garden is low maintenance being mostly Indian stone paving, composite decking, pergola, secure boundaries, planters, gated access leading to off road allocated parking and garage.

Early viewing is strongly advised.

Entrance Hallway

22'0" x 7'2" (6.72 x 2.19)

Composite Rock door to hallway, stairs to first floor, central heating radiator, two storage cupboards, doors to;

Bedroom

11'11" x 9'8" (3.64 x 2.96)

Window to front aspect, central heating radiator, fitted wardrobe, door to ensuite.

Ensuite

8'10" x 4'8" (2.70 x 1.44)

Jack and Jill style shower room comprising; WC, Wash hand basin, shower cubicle, part tiled, towel radiator.

Snug/Bedroom

11'10" x 9'2" (3.61 x 2.80)

French doors to rear aspect, central heating radiator.

Utility

8'7" x 6'5" (2.62 x 1.97)

Further wall and base units, wall mounted boiler, space and plumbing for washing machine and tumble dryer, tiled splash back and flooring, central heating radiator, door leading outside.

First Floor

Kitchen

16'1" x 11'1" (4.92 x 3.38)

An absolutely stunning refitted kitchen comprising well appointed units and complimentary work surfaces incorporating sink with mixer tap, appliances included comprise of; fan oven and microwave, second fan oven with grill, five ring gas hob cooker with extractor hood over, fridge, freezer and dishwasher. Central heating radiator, two windows to rear aspect, inset dimmer spotlights and underfloor heating.

Living Room

17'1" x 16'3" (5.21 x 4.97)

Window to front elevation, French doors with Juliet balcony, central heating radiators.

Second Floor

Master Bedroom

14'6" x 11'4" (4.43 x 3.47)

Two windows to front aspect, central heating radiator, fitted wardrobes, panelled feature wall, door to ensuite.

Ensuite

8'2" x 5'5" (2.49 x 1.66)

A beautifully fitted bathroom with tapeless bath, shower cubicle, Vanity unit with WC and Wash hand basin, heated light up mirror, towel radiator, inset dimmer spotlights.

Bedroom 2

12'0" x 11'4" (3.66 x 3.46)

Currently being used as a dressing room, window to rear aspect, central heating radiator, fitted wardrobe, door to ensuite.

Ensuite

7'11" x 5'8" (2.42 x 1.73)

Comprising Large walk in shower cubicle, vanity unit with WC and Wash hand basin, full wall feature mirror, towel radiator, inset dimmer spotlights, window to rear.

Garage

Separate garage in gated secure car park with 1 parking space, plus visitors. Up and over door.

