



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
Offers Over £400,000

4 Bedroom 2 Reception 2 Bathroom

****No Onward Chain - Stunning FOUR bedroom Detached House - Private South Facing Garden - Must View Property****

Hewitt Adams are excited to offer for sale an immaculately presented, 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 throughout and off road parking.

In brief the spacious accommodation comprises; entrance hallway, lounge, WC, kitchen/diner leading into utility, dining room/snug. To the first floor there are four bedrooms, the master bedroom benefits an ensuite and dressing area. There is also a stunning refitted family shower room.

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 relatively low maintenance with gravel and paved area, fenced boundaries, a paved patio area perfect for enjoying the summer sun, two timber garden sheds.

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

Porch

Composite front door to porch, further door to hallway;

Entrance Hall

10'03 x 7'04 (3.12m x 2.24m)

Stairs to first floor, central heating radiator, Karndean flooring, doors to;

WC/Cloaks

5'04 x 4'08 (1.63m x 1.42m)

WC, wash hand basin, window to front elevation.

Lounge

19'8 x 10'9 (5.99m x 3.28m)

Window to front aspect, French doors to rear, central heating radiator, gas fired burning stove with Oak beam mantle and tiled hearth, Karndean flooring.

Dining

9'6 x 9'0 (2.90m x 2.74m)

Kitchen/Breakfast

16'11 x 11'10 (5.16m x 3.61m)

An open plan space with a range of wall and base units with complimentary work surfaces incorporating sink and drainer with mixer tap, cooker, gas hob with extractor, dishwasher, inset spotlights, storage cupboard, Karndean flooring, windows and doors to rear aspect, door to utility;

Utility

9'0 x 5'3 (2.74m x 1.60m)

Further units with space and plumbing for washing machine and tumble dryer, space for fridge freezer, central heating radiator, door to side of the property , tiled splash back.

Cloaks

5'4 x 4'8 (1.63m x 1.42m)

Landing

Storage cupboard, doors to;

Master Bedroom

11'2 x 10'11 (3.40m x 3.33m)

Window to front and rear aspect, central heating radiator, dressing area with fitted wardrobes, door to ensuite;

Dressing Area

8'2 x 3'4 (2.49m x 1.02m)

Fitted wardrobes, window to rear, door into ensuite;

Ensuite

8'2 x 3'11 (2.49m x 1.19m)

Comprising; shower cubicle, WC, wash hand basin, window to side elevation.

Bedroom 2

12'3 x 9'1 (3.73m x 2.77m)

Window to front aspect, central heating radiator.

Bedroom 3

11'2 x 9'7 (3.40m x 2.92m)

Window to rear aspect, central heating radiator, fitted wardrobes.

Bedroom 4

8'9 x 6'3 (2.67m x 1.91m)

Window to rear aspect, central heating radiator, fitted wardrobes.

Bathroom

9'5 x 5'11 (2.87m x 1.80m)

A beautifully refitted shower room comprising WC, vanity unit with wash hand basin, walk in shower, window to front elevation, inset spotlights, heated towel radiator.

Garage

Accessed by electric roller door, lighting and power.

