



Ground Floor



The Village, Neston, CH64 5TG
£450,000

2 Bedroom 2 Reception 1 Bathroom

Located in The Heart Of Burton Village - Elevated and Set Back Position - Easy Access to Church Woods

Hewitt Adams are delighted to offer to the market for sale 'Holford' occupying an elevated and set back position on a generous plot within the semi-rural location of Burton overlooking Church woods, this well presented and extended detached bungalow has been the subject of extensive improvement over recent years. The picturesque Burton Village known for its incredible views of The Welsh Hills and idyllic setting is a short drive from local amenities, good transport links and catchment for highly acclaimed schools. There is also easy access to Chester High Road - perfect for commuters.

In brief the bright and spacious accommodation the bungalow has to offer comprises; entrance hall, spacious living room with open fire, kitchen/diner with wood burning stove, utility room, two double bedrooms and a stunning bathroom with free standing bath and a separate shower room.

Externally, to the front of the property there are steps leading to the front of the property, laid to lawn section with a beautifully landscaped garden and well stocked borders, there is a low level driveway providing off road parking and garage access. The rear garden offers a high degree of privacy with a lovely view of the local church and easy access to Burton Woods being mainly laid to lawn, secure boundaries, summer house, wood store and two timber garden sheds. The garden really is a credit to the current owners and must be viewed to fully appreciate everything on offer!

Entrance Hall

7'04 x 13'00 (2.24m x 3.96m)

Timber front door to hallway, central heating radiator, wooden flooring, storage cupboards, doors to;

Lounge

17'08 x 14'05 (5.38m x 4.39m)

Window to front and side elevation, central heating radiator, open fire with feature brick surround.

Kitchen/Diner

24'02 x 12'09 (7.37m x 3.89m)

A stunning kitchen comprising a range of shaker style wall and base units with wooden work surfaces incorporating one and half sink and drainer, space for fridge freezer, dishwasher, cooker, induction hob with extractor over, tiled splashback, window to rear, French doors leading to the garden, vertical radiator, wood burning stove, door to utility room.

Utility

6'08 x 3'01 (2.03m x 0.94m)

With space and plumbing for washing machine and tumble dryer, window and door to rear.

Bedroom 1

11'07 x 11'11 (3.53m x 3.63m)

Window to front and side elevation, central heating radiator, built in cupboard.

Bedroom 2

12'03 x 11'06 (3.73m x 3.51m)

Window to front elevation, central heating radiator.

Bathroom

5'11 x 5'10 (1.80m x 1.78m)

A beautifully fitted bathroom comprising; WC, wash hand basin, free standing bath with hand held shower, heated towel radiator, window to side elevation.

Shower Room

Tiled shower cubicle, window to rear aspect.

Garage

Up and over door to front.

Loft

The property has a huge loft space which could be converted - subject to the relevant planning consents.

