



The Leightons, Neston, CH64 6QD

£725,000

3 Bedroom 2 Reception 3 Bathroom

****One Of A Kind Contemporary High Specification Detached Home - Incredible Views Overlooking The Estuary & Welsh Hills****

It is rare that properties come to the market and completely blow you away, but that is certainly the case with Rindle Meadow, an impressive, new construction detached home conveniently located on The Leightons in Neston. With far reaching views over the Welsh Hills and Dee Estuary and only a stones throw from Neston Town Centre and Parkgate Promenade - this WOW FACTOR home has to be seen to be believed!

In brief the circa 2000 square foot accommodation affords; entrance hall, lounge, WC, study, open-plan kitchen diner and family living space, utility room. To the first floor there are three DOUBLE bedrooms all with their own beautifully fitted ensuites. The master offering an incredibly LUXURIOUS four piece bathroom.

Just as much thought has gone into the outside of this home. With an enormous front driveway offering parking for four or five cars and a double garage with EV charging point. The wrap around garden is PROFESSIONALLY LANDSCAPED garden with porcelain patio areas, lawned elements and raised beds, with feather boarded fencing enclosing the garden to top off this impressive outdoor entertaining space.

The property will also come with a 10 year professional consultants certificate.

Entrance Hallway

18'06 x 7'07 (5.64m x 2.31m)

Composite front door to hallway, central heating radiator, inset spotlights, staircase to first floor, doors to;

WC

5'11 x 2'09 (1.80m x 0.84m)

WC, wash hand basin with vanity unit.

Lounge

15'02 x 12'07 (4.62m x 3.84m)

Window to front elevation, central heating radiator.

Study

12'08 x 9'06 (3.86m x 2.90m)

Three feature windows to side elevation, central heating radiator.

Family Living Kitchen

33'09 x 18'01 (10.29m x 5.51m)

An impressive open plan space comprising a range of well appointed Shaker style wall and base units with beautiful quartz work surfaces incorporating one and half sink and drainer, integrated appliances includes, double oven, induction hob with extractor hood over, dishwasher, space for American style fridge freezer, a large corner pantry unit, central island with further quartz worktops with light pendants over and space for stools. LVT flooring, two central heating radiators, two sets of bi-folding doors to rear and side elevations, inset spotlights, window to rear aspect, door to utility room.

Utility Room

12'06 x 6'10 (3.81m x 2.08m)

A spacious utility room comprising further wall and base units with wooden work surfaces incorporating sink, space and plumbing for washing machine and tumble dryer, Central heating radiator, door leading outside.

Landing

Velux window, central heating radiator, inset spotlights, oak doors to;

Master Bedroom

16'00 x 13'11 (4.88m x 4.24m)

Window to rear and side elevation with views of The Welsh Hills, central heating radiator, inset spotlights, oak door to ensuite.

Master Ensuite

11'08 x 11'06 (3.56m x 3.51m)

A luxurious and generously proportioned ensuite comprising; WC, wash hand basin with vanity unit, free standing bath, large walk in shower, central heating radiator, inset spotlights, window to front aspect.

Bedroom 2

15'01 x 13'03 (4.60m x 4.04m)

Window to front elevation, Velux window, central heating radiator, inset spotlights, oak door to ensuite.

Ensuite

10'03 x 4'03 (3.12m x 1.30m)

A stunning ensuite comprising; WC, wash hand basin with vanity unit, walk in shower, tiled, Velux window.

Bedroom 3

14'00 x 12'00 (4.27m x 3.66m)

Window to rear elevation, central heating radiator, oak door to ensuite.

Ensuite

8'04 x 4'02 (2.54m x 1.27m)

Comprising; WC, wash hand basin with vanity unit, walk in shower, tiled, central heating radiator.

Double Garage

Two garage doors to front, pedestrian door to side, lighting and power, EV car charging point.

