



Ashtree Drive, Little Neston, CH64 9QP

Offers Over £375,000

4 Bedroom 3 Reception 2 Bathroom C

Rarely available, extensively renovated 4-bedroom semi-detached family home with a luxury loft conversion and sunroom extension

Hewitt Adams are delighted to welcome to the market for sale this impressive four bedroom semi detached house on Ashtree Drive in Little Neston. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property has been renovated to an exceptional standard, with the works including a fabulous loft extension that offers an En-Suite with breath-taking views of the Welsh Hills.

In brief the ground floor of the property consists of: Hallway, Lounge, Open Plan Kitchen / Diner and Sun Room. The first floor has three Bedrooms and a Bathroom and the second floor has the Master Bedroom with En-Suite.

Externally there is a single Garage to the side of the property with Parking for two cars in front, a beautifully kept front garden, gated access leading to the rear. To the rear of the property there is a south facing and generous garden which is mainly laid to lawn with secure boundaries, and stocked borders. The garden also offers a high degree of privacy. There is also a pretty side garden with a paved patio, lawn and stocked borders.

Entrance

Composite front door to the Hallway.

Hallway

Laminate flooring, radiator, inset spot lights, meter cupboard, staircase with built in storage units.

Lounge

12'06x11'07 (3.81mx3.53m)

Window to the front elevation with fitted blinds, Log burner with tiled hearth, radiator, wall lights, sliding double doors to the open plan Kitchen/Diner.

Kitchen/Diner

17'10x10'11 (5.44mx3.33m)

Wall and base units with worktops, breakfast bar, tiled splash back to the walls, inset sink and drainer with mixer tap, electric oven, gas hob and extractor fan, dishwasher, inset spot lights and drop down feature pendant lighting, laminate flooring, open to the Sun Room

Sun Room

9'09x9'05 (2.97mx2.87m)

Windows to three elevations, French doors allowing direct access to the Garden, Velux sky light, radiator, laminate flooring.

Landing

Window to the side elevation.

Bedroom 2

13'2x10'11 (4.01mx3.33m)

Window to the front elevation with fitted blinds, radiator, inset spot lights.

Bedroom 3

11'11x9'10 (3.63mx3.00m)

Window to the rear elevation with views of the Welsh hills and with fitted blinds, radiator.

Bedroom 4

8'04x7'08 (2.54mx2.34m)

Window to the rear elevation with views of the Welsh hills and with fitted blinds, radiator.

Bathroom

Bath with mixer tap and shower, folding glass shower screen, wall hung WC, wall hung vanity unit with mixer tap, tiled walls and floor, heated towel radiator, window to the front elevation.

Landing

Window to the side elevation.

Master Bedroom

Juliet balcony to the rear elevation with views of the Welsh hills and with fitted blinds, Velux window to the front elevation, radiator, inset spot lights and wall lights, eaves storage cupboards.

En-Suite

Walk in shower cubicle with thermostatic shower, wall hung WC, wall hung vanity unit with mixer tap, tiled walls and floor, window to the rear elevation, heated towel radiator.

Externally - Front Elevation

Mainly laid to lawn with a pathway leading to the front door.

Externally - Rear Elevation

A wrap around landscaped Garden that enjoys the sun throughout the day, Indian stone patio area, immaculate borders with planted shrubbery and established privacy hedges.

Garage & Parking

Single garage with two Parking spaces in front.

(no power and light in the garage)

