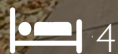


# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



Grenfell Park, Neston

Guide Price  
£599,950

What do we have here? Quite simply stunning... and one of my recent favourites. Built by PJ Livesey this development has been well received locally with their individual style and mix of tradition and contemporary finishes. This family home will tick a lot of boxes with its flexible accommodation, spacious rooms and a number of extras, it really needs to be seen to be appreciated.

#### Location

Parkgate is well known for its location on the "banks of the River Dee" with an abundance of local amenities including restaurants, coffee shops and of course, Nicholls Ice Cream, which are all within walking distance. Not forgetting Neston Cricket Club and the Wirral Way and nature reserves close by.

#### Approach

Well positioned on the development enjoying the open aspect to the front, off road parking and landscaped front. Take a moment to appreciate the design features that have gone into this property from the tall windows, brick detailing and stunning balance of traditional yet contemporary finish.

#### The Accommodation

From the moment you enter this property, it oozes quality with a high specification and immaculate finish.

The spacious hallway provides access to principle rooms with stairs to the upper floor and storage below.

#### Separate Lounge

On your left hand side you will find a well proportioned lounge filled with natural light from the large window to the front and neutral decor.

#### Downstairs WC

Positioned off the hallway you will find the spacious WC with a white suite and contrasting part tiled walls.

#### The USP

This is the hub of the house where you will spend a lot of time with family and friends, cooking, relaxing and entertaining.

An open plan living kitchen diner offering well proportioned accommodation with dedicated zones making it ideal for family living. The exquisite kitchen is fitted on the right hand side with a wide range of wall and base units incorporating a range of wall and base units with integrated appliances including eye level oven and microwave, gas hob, fridge / freezer and dishwasher, complimentary Quartz worktops and breakfast bar which is open to the seating and dining areas.





Natural light pours in from the bi-fold doors which open out onto the garden. There are also double doors to a further reception on the left and connecting door to the utility.

#### A flexible space

This is a room which offers you flexibility. Currently it is set up as the home office with built in furniture providing ample desk space with storage, enjoying the aspect over the garden. That said this room is adaptable to suit your needs and could be the snug or play room.

#### Utility

A necessity for a large family home, offering a range of units which provide storage and plumbing for white goods. You will also find the integral door into the garage.

#### Making your way upstairs

A tall, feature window to the side allows natural light to pour into the spacious landing and hallway below. You will also find access to the loft which has been 3/4 boarded with pull down ladder and electric light.

#### Master Suite

A well proportioned suite which is positioned at the rear of the property with neutral decor and separate en-suite shower room with a contemporary suite and contrasting tiled walls.

#### 3 Further Bedrooms

First you will find 2 unique spacious bedrooms, one with a Juliet balcony the other with vaulted ceilings and sky lights but both joined by a "Jack n Jill" style en-suite shower room, complete with a contemporary white suite. The final bedroom is also a double and overlooks the rear garden.

#### Family Bathroom

Another contemporary white suite with contrasting tiled walls and this is where you will find the bath.

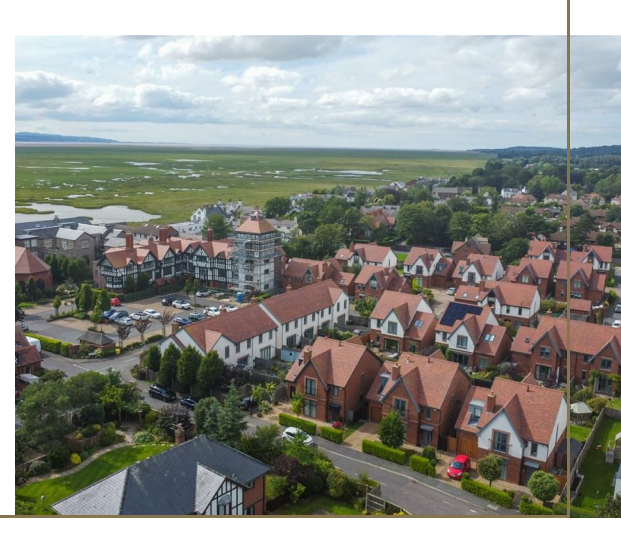
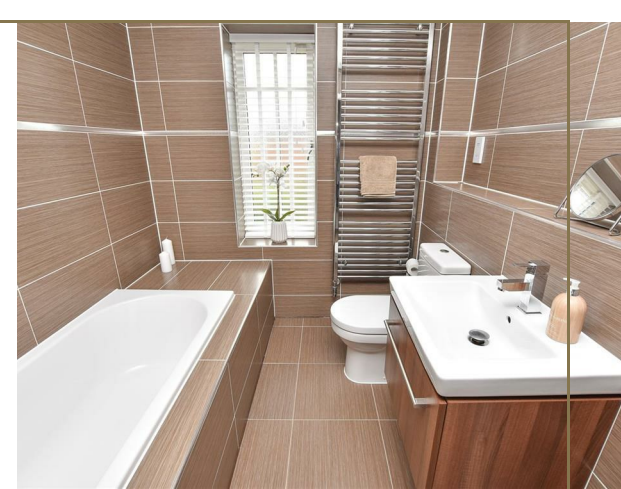
#### Garden

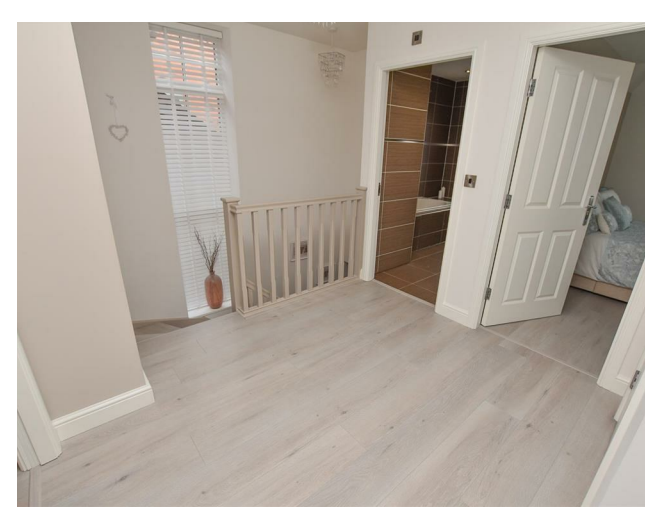
The current owners have invested into the garden and the result is superb! A York stone patio to the immediate rear with pathways providing access to the side and further patio area which enjoys the afternoon/ evening sun. Raised planters which are maturing well and a range of planted borders.

#### Garage

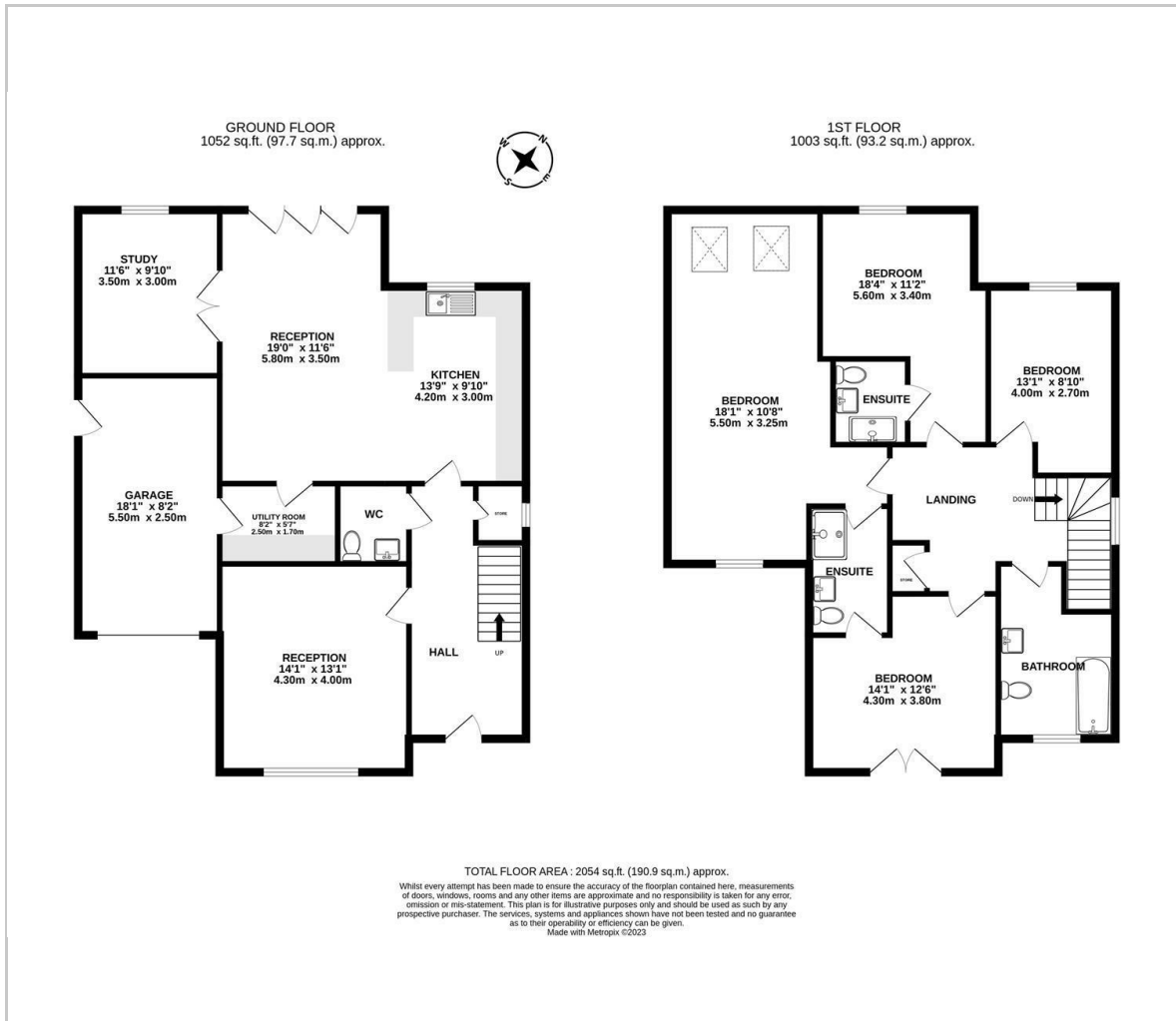
Automated roller door to the front, electric light and power with an integral door to the utility.







# Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

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