



Liverpool Road, Neston, CH64 3RF

Offers Over £600,000

5 Bedroom 2 Reception 2 Bathroom B

****One Of A Kind Contemporary High Specification Detached Home - Fantastic Family Home****

Hewitt Adams are delighted to welcome 'West Holts' to the market for sale, an impressive, newly constructed (2020) FIVE bedroom detached home conveniently located on Liverpool Road in Neston, only a stones throw from Neston Town Centre and its excellent amenities, good transport links and catchment for highly acclaimed schools - this WOW FACTOR home has to be seen to be believed!

In brief the circa 2166 square foot accommodation affords; welcoming entrance hall, cosy snug, WC, open-plan kitchen diner and family living space, utility room. To the first floor there are five DOUBLE bedrooms. The master offering a beautifully fitted ensuite.

Just as much thought has gone into the outside of this home. With a generous front driveway offering off road parking for multiple vehicles and a double garage. The wrap around garden is a generous size and offers privacy with Indian stone patio area, mainly laid to lawn with secure boundaries, with feather boarded fencing enclosing the garden to top off this impressive outdoor entertaining space.

The property will also come with a valid NHBC certificate - having 4 years remaining.

Call Hewitt Adams on 0151 336 0808 to view.

Entrance Hallway

23'03 x 18'05 (7.09m x 5.61m)

Composite front door to a spacious hallway, windows to front and side elevations, underfloor heating, stairs to first floor, understairs storage cupboard, doors leading to;

WC

4'04 x 3'04 (1.32m x 1.02m)

WC, wash hand basin with vanity unit, part tiled.

Snug

12'04 x 10'06 (3.76m x 3.20m)

Window to side elevations, underfloor heating.

Kitchen/Diner

28'10 x 21'06 (8.79m x 6.55m)

An open plan space comprising a range of well appointed shaker style wall and base units with quartz work surfaces incorporating inset sink with drainer, integrated appliances includes; cooker, dishwasher, fridge, freezer, microwave, warming drawer, centre island with gas hob and wine cooling fridge, inset spotlights, underfloor heating, sliding doors to rear, windows to side elevations, door to utility room.

Utility Room

10'06 x 6'08 (3.20m x 2.03m)

Further wall and base units with sink and drainer, space and plumbing for washing machine and tumble dryer, door to side of the property.

Landing

Window to side aspect, loft access hatch, storage cupboard, doors to;

Master Bedroom

16'10 x 13'01 (5.13m x 3.99m)

Window to front elevation, underfloor heating, door to ensuite;

Ensuite

6'01 x 4'11 (1.85m x 1.50m)

A spacious ensuite comprising; WC, wash hand basin large walk in shower, towel radiator, inset spotlights, window to side elevation.

Bedroom 2

14'02 x 11'01 (4.32m x 3.38m)

Window to rear elevation, underfloor heating.

Bedroom 3

14'02 x 10'10 (4.32m x 3.30m)

Window to rear elevation, underfloor heating.

Bedroom 4

19'10 x 9'08 (6.05m x 2.95m)

Window to front and side elevations, underfloor heating. Currently used as a dressing room.

Bedroom 5

9'09 x 7'03 (2.97m x 2.21m)

Window to side elevation, underfloor heating. Currently used as a study.

Family Bathroom

9'00 x 8'05 (2.74m x 2.57m)

A spacious family bathroom comprising; WC, wash hand basin with vanity unit, bath, walk in shower, towel radiator, window to side aspect.

Double Garage

Electric roller door, lighting and power.

Additional Information

The property is underfloor heated throughout with individual room controls.

There is a rain water tank with sprinkler system.

The property has also been skilfully designed for wheelchair access.

