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Plan produced using PlanUp.

## Broadlake, Neston, CH64 2XB

£415,000

4 Bedroom 2 Reception 2 Bathroom D

\*\*\*No Onward Chain - Sought After Willaston Location - Open Aspect To The Rear\*\*\*

Hewitt Adams are delighted to welcome this four bedroom detached house in the ever so popular and quiet cul de sac Broadlake, in the heart of Willaston Village. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. This property would make a lovely family home and has potential for further expansion. There is gas central heating and double glazing throughout

The main bathroom has been newly fitted to a high standard, new flooring installed in the ground floor and the kitchen is fully fitted

In brief, the property affords a bright entrance hallway and newly fitted guest WC. There is an open plan living room which leads to the dining area and then to a large conservatory offering superb views.

Externally, to the front of the property there is a large driveway providing ample off road parking, leading to a two car garage which has potential for future development.

The rear garden is mainly laid to lawn with fenced boundaries and an open aspect offering an exceptional view across a paddock.

**Entrance Hallway**

17'09 x 6'10 (5.41m x 2.08m)  
uPVC front door to hallway, central heating radiator, stairs to first floor, understairs storage cupboard, doors to;

**WC**

5'05 x 2'08 (1.65m x 0.81m)  
WC, wash hand basin, window to side.

**Living Room**

17'04 x 11'10 (5.28m x 3.61m)  
Window to front elevation, central heating radiator, fireplace, opening to dining room.

**Dining Area**

12'03 x 9'11 (3.73m x 3.02m)  
Central heating radiator, opening to kitchen, French doors into conservatory.

**Kitchen**

12'03 x 9'11 (3.73m x 3.02m)  
Comprising a range of wall and base units with work surfaces incorporating sink and drainer, cooker, fridge, freezer, washing machine. Boiler, central heating radiator, window and door to garden.

**Conservatory**

15'07 x 15'01 (4.75m x 4.60m)  
Windows to rear elevation, central heating radiator, door leading to the garden.

**Landing**

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

**Bedroom 1**

12'03 x 10'08 (3.73m x 3.25m)  
Window to front aspect, central heating radiator.

**Bedroom 2**

10'08 x 10'03 (3.25m x 3.12m)  
Window to rear aspect, central heating radiator.

**Bedroom 3**

11'04 x 8'03 (3.45m x 2.51m)  
Window to rear aspect, central heating radiator.

**Bedroom 4**

9'05 x 8'02 (2.87m x 2.49m)  
Window to front elevation, central heating radiator.

**Bathroom**

7'09 x 6'09 (2.36m x 2.06m)  
A beautifully refitted and spacious bathroom comprising; WC, wash hand basin with vanity unit, bath, separate shower cubicle, inset spotlights, part tiled, window to side aspect.

**Garage**

Electric roller door, lighting and power, window and pedestrian door to side.

