



## Mill Croft, Neston, CH64 3TN

Offers Over £475,000

🛏️ 4 Bedroom   🛋️ 3 Reception   🚿 3 Bathroom   📊 C

**\*\*Stunning Family House - Highly Sought After Location - Stunning South Facing Garden - Ample Off Road Parking\*\***

Hewitt Adams are absolutely thrilled to showcase this absolutely beautiful, four double bedroom, detached family house on the ever so sought after and quiet cul de sac Millcroft. Forming part of a lovely residential development constructed circa 20 years ago. The property has been meticulously maintained by the current owners and really must be viewed to fully appreciate everything it has to offer. The development is a short walk/drive from Neston Town Centre and all its excellent amenities, good transport links and catchment for highly acclaimed schools.

In brief the property accommodation comprises; entrance hallway, WC, living room, study, open plan kitchen/diner with island with access to the impressive conservatory, utility room. The first floor offers four well proportioned bedrooms, three of which benefit from ensuites. There is also a spacious family bathroom.

Externally, to the front of the property there is a large tarmac driveway with parking for at least four vehicles, a front garden mainly laid to lawn with established shrubs, gated access leading to the garden.

There is a beautifully landscaped garden with a host of mature trees and shrubs. The garden is laid to lawn with secure boundaries, a timber garden shed, a paved patio area. The garden is south facing and offers a high degree of privacy.

**Entrance Hallway**

17'09 x 5'10 (5.41m x 1.78m)

Composite front door to hallway, stairs to first floor, understairs storage cupboard, central heating radiator, doors to;

**Lounge**

18'00 x 11'02 (5.49m x 3.40m)

Bay window to front elevation, central heating radiator, fireplace, double doors to kitchen/diner.

**WC**

6'08 x 2'09 (2.03m x 0.84m)

WC, wash hand basin, central heating radiator, window to side elevation.

**Study**

10'06 x 7'07 (3.20m x 2.31m)

Window to front elevation, central heating radiator, could also be used as a bedroom.

**Kitchen/Diner**

26'02 x 9'10 (7.98m x 3.00m)

An open plan space comprising a range of well appointed wall and base units with complementary granite work surfaces incorporating double sink, Rangemaster cooker with extractor hood over, space for fridge freezer, dishwasher, island with further base units, central heating radiator, tiled flooring, window to rear elevation, inset spotlights, two sets of double doors to conservatory.

**Utility Room**

8'00 x 5'09 (2.44m x 1.75m)

Comprising further base units with work surfaces incorporating sink and drainer, space and plumbing for washing machine and tumble dryer, wall mounted boiler.

**Conservatory**

17'05 x 12'11 (5.31m x 3.94m)

Windows overlooking the garden with plantation shutters, French doors leading outside, central heating radiator, tiled flooring, two Velux style windows.

**Landing**

Loft access hatch, central heating radiator, storage cupboard, doors to;

**Master Bedroom**

17'09 x 11'00 (5.41m x 3.35m)

Bay window to front aspect, central heating radiator, fitted wardrobes, door to ensuite.

**Ensuite**

7'01 x 5'11 (2.16m x 1.80m)

WC, wash hand basin and vanity unit, shower cubicle, central heating radiator, window to front aspect.

**Bedroom 2**

12'01 x 7'11 (3.68m x 2.41m)

Window to rear elevation, central heating radiator.

**Bedroom 3**

10'08 x 10'03 (3.25m x 3.12m)

Window to rear elevation, central heating radiator, access to jack and jill ensuite.

**Bedroom 4**

10'01 x 7'06 (3.07m x 2.29m)

Window to front elevation, central heating radiator, access to jack and jill ensuite.

**Jack and Jill Ensuite**

8'05 x 4'11 (2.57m x 1.50m)

Comprising; WC, wash hand basin, shower cubicle, window to side elevation, central heating radiator, serves bedroom 3 and 4.

**Family Bathroom**

17'09 x 7'07 (5.41m x 2.31m)

A spacious bathroom comprising; WC, wash hand basin, bath, central heating radiator, window to rear aspect.

