



Bendee Avenue, Neston, CH64 9QZ

Offers Over £395,000

 3 Bedroom  3 Reception  2 Bathroom 

****No Onward Chain - Highly Regarded Quiet Cul De Sac Location - Extensive and Private Plot***

Hewitt Adams are delighted to offer this skilfully extended, three-bedroom, semi-detached house situated on a generous plot located at the head of a quite cul de sac on the ever so popular Bendee Avenue. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property boasts a private and generous plot and offers even further scope for development to side and rear (subject to relevant planning consents) further affording ample off road parking, double glazing throughout and a double garage.

In brief the accommodation comprises, porch, entrance hallway, dual aspect lounge, a further sitting room, kitchen opening into the utility room and WC and the conservatory. To the first floor there are three well sized bedrooms, the master bedroom is dual aspect and has far reaching views of the Welsh Hills and Estuary and also benefits an ensuite. There is also a family bathroom.

Externally, to the front of the property there is a driveway providing off road parking, a front garden, double garage access, access into garden.

The garden is extensive and completely private being mainly laid to lawn with secure boundaries, mature shrubs and trees, established hedgerows, patio area with summerhouse, greenhouse.

Viewing is highly advised as properties in this close very rarely come to market.



Porch

6'07 x 6'04 (2.01m x 1.93m)

Front door to porch, windows to front and side aspect, further door to hallway;

Entrance Hallway

12'08 x 6'08 (3.86m x 2.03m)

Staircase to first floor, radiator, doors leading to;

Lounge

24'06 x 12'01 (7.47m x 3.68m)

Window to front elevation, French doors to rear, two radiators, open fire with feature surround.

Sitting Room

14'10 x 11'11 (4.52m x 3.63m)

Windows to front and side aspect, two radiators.

Kitchen

13'06 x 6'07 (4.11m x 2.01m)

Comprising a range of wall and base units with work surfaces incorporating one and half sink and drainer, integrated fridge freezer, cooker, space for dishwasher, opening to conservatory and utility room.

Conservatory

12'03 x 11'08 (3.73m x 3.56m)

Windows to rear and side elevation, door leading outside, tiled flooring.

Utility Room

8'10 x 5'04 (2.69m x 1.63m)

Further base units with sink, space and plumbing for washing machine and tumble dryer, window and door to side elevation, cupboard, door to WC.

WC

WC, window to side.

Landing

Loft access hatch doors to;

Bedroom 1

16'02 x 10'01 (4.93m x 3.07m)

Dual aspect windows to front and rear aspect with stunning

views over The Welsh Hills and Dee Estuary to the rear elevation, radiator, fitted wardrobes and dresser, door to ensuite;

Ensuite

7'09 x 6'09 (2.36m x 2.06m)

A spacious ensuite comprising shower cubicle, wash hand basin with vanity storage, towel radiator, window to front elevation.

Bedroom 2

11'04 x 10'07 (3.45m x 3.23m)

Window to front aspect, radiator, fitted wardrobes.

Bedroom 3

12'00 x 11'00 (3.66m x 3.35m)

Window to rear aspect with views, radiator, fitted wardrobes

Bathroom

8'01 x 7'04 (2.46m x 2.24m)

Comprising; WC, wash hand basin, bath with shower over, window to side elevation, radiator.

Double Garage

Two up and over doors to front, pedestrian door to side, windows to side and rear, lighting and power.

