



Hawthorne Drive, Neston, CH64 1TH

£475,000

4 Bedroom 2 Reception 1 Bathroom C

****Offering Huge Scope and Potential To Extend - No Onward Chain - Extremely Sought After Area - Expansive and Private Plot****

Hewitt Adams are excited to offer to the market for sale this four bedroom detached home occupying an unrivalled and expansive plot on Hawthorne Drive in Willaston. A short walk to Willaston Village and a short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. The property is bursting with huge scope and potential for extending - subject to the relevant consents.

In brief the bright, spacious and versatile accommodation comprises; entrance hallway, WC, living room, dining room, kitchen. To the first floor there are FOUR well proportioned bedrooms and a family bathroom.

Externally, the property has a paved driveway providing ample off road parking for numerous vehicles, there is also a front garden, a carport, garage access, gated access to the garden. The expansive, sunny garden to the rear of the property is mainly laid to lawn with secure boundaries, mature shrubs and fruit trees, timber garden shed, the garden offers a high degree of privacy.

Viewing is absolutely essential to fully appreciate everything this home has to offer, viewing strictly by appointment only.

Entrance Hall

13'08 x 6'01 (4.17m x 1.85m)

Front door to hallway, stairs to first floor, cloak storage cupboard, central heating radiator, doors to;

WC

5'09 x 2'09 (1.75m x 0.84m)

Window to front elevation, central heating radiator, WC, wash hand basin.

Lounge

17'11 x 12'08 (5.46m x 3.86m)

Sliding doors to rear, two windows to side aspect, central heating radiator, gas fire with feature surround, sliding doors to dining room;

Dining Room

12'07 x 10'07 (3.84m x 3.23m)

Window to rear elevation, central heating radiator, understairs storage cupboard, door into kitchen.

Kitchen

13'00 x 9'11 (3.96m x 3.02m)

A range of wall and base units with work surfaces incorporating sink and drainer, cooker with gas hob, space for fridge freezer, dishwasher, washing machine and tumble dryer, tiled flooring, window to front and side elevations, central heating convection heater.

Landing

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

Bedroom 1

13'10 x 12'00 (4.22m x 3.66m)

Window to front and side elevation, central heating radiator, fitted wardrobes.

Bedroom 2

13'03 x 9'03 (4.04m x 2.82m)

Window to front elevation, central heating radiator, built in storage.

Bedroom 3

11'02 x 9'07 (3.40m x 2.92m)

Window to rear elevation, central heating radiator, fitted wardrobes.

Bedroom 4

8'04 x 7'10 (2.54m x 2.39m)

Window to rear elevation, central heating radiator, built in storage cupboard.

Bathroom

7'01 x 5'06 (2.16m x 1.68m)

Comprising; WC, wash hand basin, bath with shower over, part tiled, built in storage, heated towel radiator, window to side aspect.

Garage

Up and over door to front, door to side, lighting and power, space for two cars.

