



Birkenhead Road, Neston, CH64 2TR

£650,000

4 Bedroom 4 Reception 2 Bathroom C

Impressive Extended Family Home - Extremely Sought After Location - Private & Generous Garden

Hewitt Adams are excited to offer to the market for sale 'Windrush' a substantial and skilfully extended, four bedroom detached family home occupying an expansive plot on Birkenhead Road, 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 has undergone a huge scheme of improvements including extensions to create a wonderful family home for modern day living spanning over 2500 square foot accommodation.

In brief the bright, spacious and versatile accommodation arranged over two floors comprises; entrance hallway, lounge, study, WC, open plan kitchen/diner, utility room, snug, a further sitting room and garden room. To the first floor there are FOUR well sized bedrooms, one befitting an ensuite, a spacious family bathroom.

Externally, the property has an extensive plot with a large gated driveway providing ample off road parking and turning for numerous vehicles, secure boundaries, garage access. The expansive, sunny garden to the rear of the property is mainly laid to lawn with secure boundaries, the garden offers complete privacy, a patio area.

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

Entrance Hall

19'00 x 10'07 (5.79m x 3.23m)

Composite front door to hallway, central heating radiator, stairs to first floor, built in storage, doors to;

WC

5'03 x 4'04 (1.60m x 1.32m)

WC, wash hand basin, towel radiator, inset spotlights, window.

Lounge

21'10 x 15'10 (6.65m x 4.83m)

Window to rear elevation, two central heating radiators, French doors leading outside, door to;

Study

9'11 x 8'01 (3.02m x 2.46m)

Window to rear elevation, central heating radiator, two Velux windows.

Sitting Room

22'06 x 15'08 (6.86m x 4.78m)

With an impressive vaulted ceiling, window to front aspect, two central heating radiators, inset spotlights, log effect gas stove, concertina doors to garden room.

Garden Room

14'08 x 12'05 (4.47m x 3.78m)

Window to rear aspect, French doors leading outside, central heating radiator, inset spotlights.

Kitchen/Diner

21'06 x 19'11 (6.55m x 6.07m)

An open plan space comprising a range of well appointed wall and base unit with complimentary work surfaces incorporating one and half sink and drainer, appliances includes; dishwasher, double oven, integrated microwave, five ring gas hob with extractor, island with further base units and integral freezer, window to front elevation, two central heating radiators, four Velux windows, concertina doors to lounge, door to utility, door to side.

Utility

8'01 x 6'06 (2.46m x 1.98m)

Further wall and base units with worksurfaces incorporating

stainless Belfast sink, space for fridge freezer, space and plumbing for washing machine and tumble dryer, window to side aspect, inset spotlights.

Snug

9'10 x 9'02 (3.00m x 2.79m)

Window to front elevation, central heating radiator.

Gallery Landing

Window to side elevation, central heating radiator, storage cupboard, doors to;

Master Bedroom

17'01 x 10'06 (5.21m x 3.20m)

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

Ensuite

5'09 x 2'10 (1.75m x 0.86m)

Comprising; WC, wash hand basin, walk in shower cubicle, tiled, heated towel radiator, inset spotlights, window to side aspect.

Bedroom 2

16'03 x 8'11 (4.95m x 2.72m)

Window to rear elevation, central heating radiator.

Bedroom 3

11'02 x 10'01 (3.40m x 3.07m)

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

Bedroom 4

10'00 x 8'11 (3.05m x 2.72m)

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

Bathroom

9'03 x 5'11 (2.82m x 1.80m)

A spacious bathroom comprising; WC, wash hand basin, walk in shower, bath, towel radiator, window to side, fully tiled, inset spotlights.

Garage

Electric roller door, window to front, pedestrian door to rear, lighting and power.

