



## Mill Lane, Neston, CH64 4BQ

Offers Over £595,000

4 Bedroom 3 Reception 2 Bathroom D

**\*\*Fantastic Four Bedroom Detached Property - Stunning Views of The Welsh Hills and Open Fields - Bursting With Character & Charm\*\***

Hewitt Adams are thrilled to offer this charming and traditional four bedroom detached family house on Mill Lane. Ideally situated a short journey to the heart of the historic village of Ness. A short journey from excellent local amenities, good transport links and catchment for highly acclaimed schools, the property also has easy access to the Chester High Road - perfect for commuters.

Further affording gas central heating and double glazed windows throughout.

The property accommodation comprises; porch, welcoming entrance hallway with wood burning stove, WC, lounge with lovely bay window, kitchen/diner, utility room, conservatory and integral garage. To the first floor there are four well proportioned bedrooms - one with ensuite WC and a spacious family bathroom.

Externally, to the front of the property there is a large brick set in and out driveway with two gated entrances - one off Mill Lane and one accessed on Mill Bank. There is garage access and an established front garden with mature borders, gated access to the side and rear.

To the rear of the property there is a mature, south westerly facing garden which offers a high degree of privacy, with established shrubs and secure boundaries.

**Porch**

French doors to porch, further door to hallway;

**Entrance Hall**

13'03 x 11'11 (4.04m x 3.63m)

Window to front aspect, central heating radiator, wood burning stove, understairs storage, staircase to first floor, doors to;

**WC**

WC, wash hand basin with vanity unit.

**Lounge**

16'02 x 11'11 (4.93m x 3.63m)

Corner bay window to front aspect, central heating radiator, gas fire with feature surround, sliding doors to conservatory.

**Kitchen/Diner**

22'11 x 15'00 (6.99m x 4.57m)

Comprising a range of wall and base units with work surfaces incorporating one and half sink and drainer, double oven, dishwasher, space for fridge freezer, gas hob with extractor hood over, opening to dining area with window to rear aspect, central heating radiator, doors to sun room and utility room.

**Sun Room**

19'03 x 13'01 (5.87m x 3.99m)

Windows to side and rear elevations, door leading to the garden.

**Utility Room**

17'09 x 5'00 (5.41m x 1.52m)

Further base units with sink and drainer, space and plumbing for washing machine and tumble dryer, door to garage and door leading outside.

**Garage**

Up and over door to front, lighting and power, door to utility.

**Landing**

Central heating radiator, study area, doors to;

**Bedroom 1**

21'05 x 11'01 (6.53m x 3.38m)

Bay window to front elevation with window seats and stunning views of the Welsh Hills and Dee Estuary, window to rear aspect, range of fitted wardrobes, central heating radiator.

**Bedroom 2**

14'03 x 14'01 (4.34m x 4.29m)

Windows to rear and side elevation, central heating radiator, fitted wardrobes.

**Bedroom 3**

16'04 x 8'06 (4.98m x 2.59m)

Window to front aspect, central heating radiator, door to ensuite WC.

**Ensuite WC**

5'05 x 5'03 (1.65m x 1.60m)

WC, wash hand basin, storage cupboard, window to rear.

**Bedroom 4**

12'08 x 9'11 (3.86m x 3.02m)

Window to front aspect, central heating radiator, built in wardrobe.

**Bathroom**

9'07 x 8'06 (2.92m x 2.59m)

A spacious family bathroom comprising; WC, wash hand basin with vanity unit, bath, shower cubicle, heated towel radiator, part tiled, window to side elevation.

