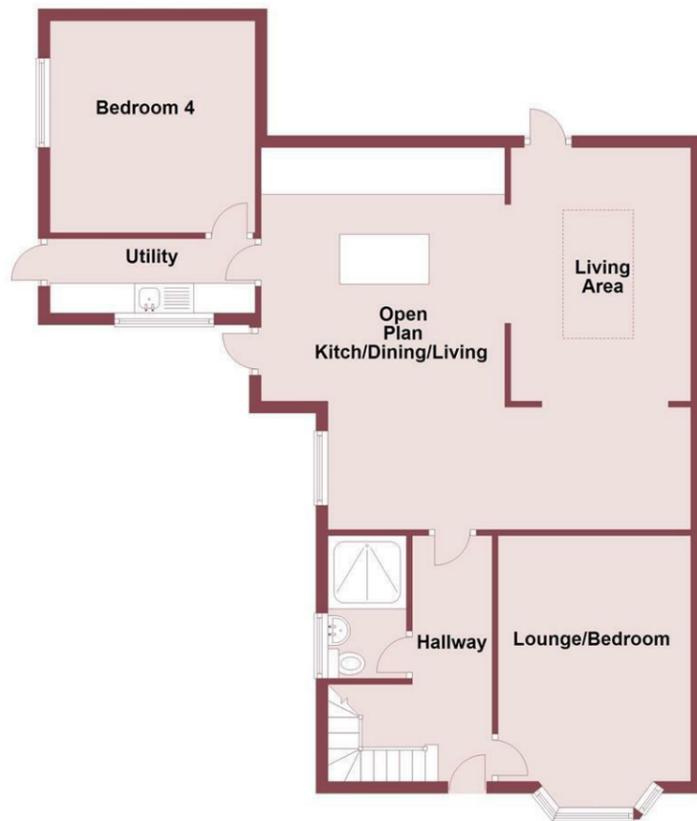


Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Rockfarm Drive, Little Neston, Cheshire CH64 4DZ

£335,000

4 Bedroom
 2 Reception
 2 Bathroom
 C

\*\*\*NO ONWARD CHAIN - EXTENDED FAMILY HOME, SPACIOUS AND PRIVATE CORNER PLOT & CLOSE TO THE OUTSTANDING WOODFALL SCHOOL\*\*\*

Hewitt Adams is delighted to welcome to the market this skilfully extended, four bedroom semi detached house with convenient open plan family living, located in an extremely sought after area of Little Neston, just a short walk away from the heart of the village which welcomes a range of amenities, useful transport/road links, lovely country walks and the incredibly popular Woodfall infant and primary school.

The property has not long undergone a large scheme of improvements, new roof and windows to name a few, resulting in wonderfully versatile living space ideal for a family.

Having been tastefully decorated throughout, accommodation briefly comprises of; Entrance hall, lounge, open plan family room with a kitchen, sitting area and dining area, utility room, four bedrooms and bathroom.

Externally the property boasts gardens to the front, side and rear, with a block paved driveway providing off road parking. The rear garden is low maintenance and one of the largest plots of the road, with a tarmac area perfect for entertaining, secure boundaries, a purpose built bar with electricity, water and fitted sink, heated outdoor shower, artificial grass, outdoor lighting.

Viewing appointments are highly advised in order for you to really appreciate exactly what this amazing property has to offer.

**Entrance Hall**

Double glazed front door with frosted glass panelling, stairs to the first floor with built in storage cupboard underneath, radiator, Amtico flooring, doors to the lounge, bathroom and open plan family room.

**Lounge/Bedroom**

13'7 x 10'8 (4.14m x 3.25m)

Amtico flooring, radiator, double glazed bay window to the front elevation with lantation shutters, television point.

**Bathroom**

6'2 x 5'3 (1.88m x 1.60m)

Walk in shower, push button wc, wash hand basin, fully tiled walls, Amtico flooring, tall radiator, fitted spotlights, frosted double glazed window to the side elevation.

**Open Plan Living**

24'11 x 20'4 (7.59m x 6.20m)

Dining Area - Amtico flooring, built in seating area, fitted cupboards providing ample storage, double glazed window to side elevation.

Living area - Roof lantern, Amtico flooring, fitted spotlights.

Kitchen Area - Having a range of wall and base units including a central island, with complementary marble work surfaces and incorporating a sink with hot tap and filtered cold tap, induction hob with extractor hood over, integrated fridge, built in 'slip & hide' oven, integrated dishwasher and wine cooler, tiled splash backs, fitted spotlights, Amtico flooring, door leading into utility room.

**Utility Room**

8'6 x 4'11 (2.59m x 1.50m)

Fitted base units incorporating a stainless steel sink with drainer unit and mixer taps over, space and plumbing for a washing machine, space for further appliances such as tumble dryer and freezer, double glazed window to the front elevation and a double glazed door leading out to the side elevation.

**Bedroom Four**

10'5 x 8'7 (3.18m x 2.62m)

Amtico flooring, radiator, double glazed window to the side elevation.

**Landing**

Two built in storage cupboards and a double glazed window to the side elevation.

**Bedroom One**

10'10 x 10'8 (3.30m x 3.25m)

Radiator and a double glazed window to the rear elevation.

**Bedroom Two**

11'1 x 9'1 (3.38m x 2.77m)

Built in storage cupboard in the eaves space, radiator, double glazed window to the side elevation.

**Bedroom Three**

7'8 x 6'11 (2.34m x 2.11m)

Double glazed window to the front elevation, fitted wardrobes - currently used as a dressing room.

**WC**

WC, wash hand basin, tiled.

