



## Millfield, Neston, CH64 3TF

£295,000

3 Bedroom 2 Reception 3 Bathroom

\*Spacious & Versatile Living Accommodation - Stunning Private Garden With Garden Room - Highly Regarded Location\*

Hewitt Adams are delighted to welcome to the market for sale this attractive, 3/4 bedroom town house arranged over three floors, situated on Millfield in the sought after residential area of Neston. Well appointed with a neutral décor throughout this well proportioned and well planned accommodation offers versatile family living space. Further affording gas central heating, double glazing and a double driveway with ample off road parking.

In brief the versatile accommodation consists of a spacious hallway, cloakroom, shower room, bedroom four/snug and utility room. To the first floor you have a generous sized lounge with Juliette balcony. On this level you also have a well fitted kitchen diner with patio doors leading onto a balcony. The second floor boasts the master bedroom with en suite, second double bedroom, third bedroom, storage cupboard and family bathroom.

Externally, to the front of the property there is ample off road parking, access via up and over door into garage.

The rear of the property has a low maintenance garden overlooking woodland area and offering a high degree of privacy, artificial grass, fenced boundaries, a paved patio area and a garden room with lighting and power which could be used as a home office.



Entrance Hallway

22'01 x 7'02 (6.73m x 2.18m)

Front door into entrance hallway, central heating radiator, stairs leading to first floor, two storage cupboards, doors leading to;

Snug/Bedroom 4

13'02 x 9'02 (4.01m x 2.79m)

French doors to rear aspect, central heating radiator.

Shower Room

5'05 x 5'04 (1.65m x 1.63m)

Comprising; WC wash hand basin, shower cubicle with thermostatic shower, central heating radiator, part tiled.

Utility

8'08 x 6'06 (2.64m x 1.98m)

Wall and base units with complementary work surfaces incorporating sink and drainer with mixer tap, space for washing machine and tumble dryer, tiled splash back, wall mounted boiler, central heating radiator, door leading outside.

Garage

17'08 x 8'06 (5.38m x 2.59m)

Up and over door to front, lighting and power.

First Floor Landing

Central heating radiator, staircase to second floor, doors to;

Lounge

17'03 x 16'03 (5.26m x 4.95m)

French doors to front aspect with Juliet balcony, window to front elevation, central heating radiator.

Kitchen/Diner

16'04 x 11'09 (4.98m x 3.58m)

Comprising a range of wall and base units with roll top work surfaces incorporating sink and drainer with mixer tap, space for fridge freezer, space for dishwasher, double oven and gas hob, window to rear elevation, French doors leading onto balcony.

Second Floor Landing

Storage cupboard, loft access hatch, central heating radiator, doors leading to;

Bedroom 1

11'07 x 11'05 (3.53m x 3.48m)

Window to front elevation, central heating radiator, air conditioning unit, door to ensuite, built in wardrobe.

Ensuite

9'06 x 5'01 (2.90m x 1.55m)

Comprising; WC, wash hand basin, shower cubicle, partially tiled, heated towel radiator, window to front aspect.

Bedroom 2

12'00 x 8'07 (3.66m x 2.62m)

Window to rear elevation, central heating radiator, built in wardrobe.

Bedroom 3

8'02 x 7'07 (2.49m x 2.31m)

Window to rear elevation, central heating radiator.

Bathroom

6'10 x 6'06 (2.08m x 1.98m)

Comprising; WC, wash hand basin, bath, radiator.

Garden Room

Sliding uPVC doors, lighting and power and internet.

