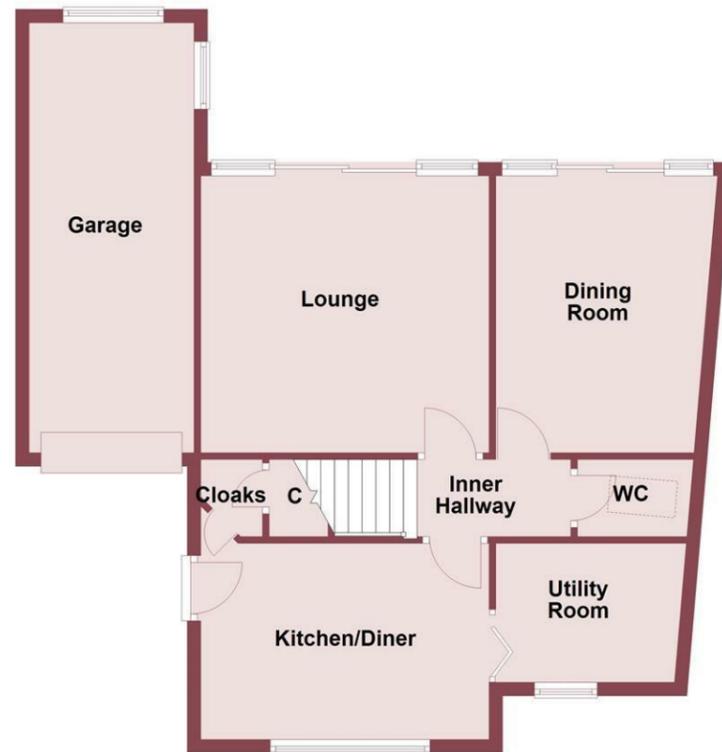




Ground Floor



First Floor



Dawn Close, Neston, CH64 4DS

£450,000

3 Bedroom 2 Reception 2 Bathroom

Drop Your Bags and Move Straight In - Private South Facing Garden - Stunning Inside and Out

Hewitt Adams are thrilled to showcase this stunning 3 double bedroom link detached house on the ever so sought after Dawn Close in Ness. The property is within easy reach of excellent amenities, good transport links and a catchment for highly acclaimed schools including the rated 'outstanding' by Ofsted Woodfall Primary School. This property has been thoughtfully designed and is finished a lovely specification. Further boasting gas central heating, double glazing throughout and ample off road parking.

In brief the bright and spacious accommodation affords; Kitchen diner, utility room, WC, lounge, dining room/snug. To the first floor there are three double bedrooms, the master affording an ensuite. There is also a spacious family bathroom.

Externally, to the front of the property there is a large brick set driveway with off road parking for multiple cars, garage access to the rear. To the rear there is also a private and beautifully landscaped, south facing garden with secure fenced and sandstone wall boundaries, established shrubs, mature trees and a spacious decked area perfect for enjoying the southerly aspect and an Indian stone patio. There is also a summerhouse with power which could be used as a home office.

Early viewing on this stunning property is highly advised.

Lounge

15'02 x 15'02 (4.62m x 4.62m)

Sliding doors and windows to rear elevation, central heating radiator.

WC

5'00 x 3'11 (1.52m x 1.19m)

WC, wash hand basin, towel radiator, Velux window, tiled.

Kitchen Diner

15'10 x 11'07 (4.83m x 3.53m)

A beautiful open plan kitchen diner comprising a range of well appointed wall and base units with complementary work surfaces incorporating one and half sink and drainer, double oven, induction hob with extractor hood over, dishwasher, breakfast bar with light pendants over, inset spotlights, window to front aspect, vertical central heating radiator, cloaks storage, door to utility room and inner hall.

Utility Room

8'04 x 7'01 (2.54m x 2.16m)

Further wall and base units with work surfaces, space and plumbing for American style fridge freezer and washing machine, window to front aspect.

Dining Room/Snug

14'08 x 12'04 (4.47m x 3.76m)

Sliding doors and windows to rear elevation, central heating radiator.

Landing

Window to side aspect, oak doors to;

Bedroom 1

15'03 x 10'07 (4.65m x 3.23m)

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

Ensuite

8'06 x 4'07 (2.59m x 1.40m)

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

Bedroom 2

15'04 x 11'07 (4.67m x 3.53m)

Window to front elevation, two central heating radiators, fitted wardrobes and dressing table.

Bedroom 3

17'11 x 8'10 (5.46m x 2.69m)

Dual aspect windows to front and rear elevation, central heating radiator, fitted wardrobes and desk/dresser.

Bathroom

7'11 x 5'07 (2.41m x 1.70m)

Comprising; WC, wash hand basin, bath with shower over, Velux window, heated towel radiator, inset spotlights, fully tiled.

Garage

Up and over door to front, lighting and power, window to rear.

Summer House/ Home Office (External)

Door and window, with electric.

Estate Agent's Act 1979

*In accordance with the Estate Agent's Act 1979, as amended 1992, we advise that the vendor of the property is a relative of an employee of Hewitt Adams Ltd.

