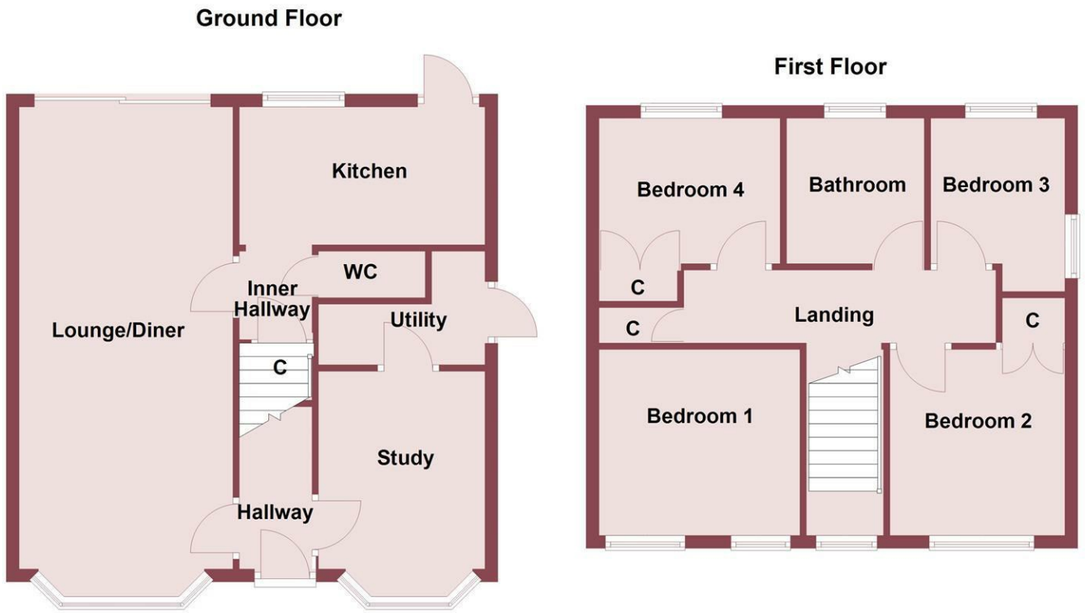







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HEWITT ADAMS
ESTATE & LETTING AGENTS

# Allans Meadow, Neston, CH64 9SQ

## £385,000

4 Bedroom | 2 Reception | 1 Bathroom | C

***Stunning Private Rear Garden - Highly Sought After Location - Perfect Family House***

Hewitt Adams are thrilled to showcase this beautifully kept, double fronted four bedroom detached house with tons of curb appeal on ever so sought after and peacefully quiet Allans Meadow. A short journey into the village with its excellent amenities, this lovely detached house also has good transfer links with bus stops for travel to Neston, Ellesmere Port and Chester. The property is also in the catchment area for highly acclaimed primary and secondary schools. The property is in very good condition and further affords gas central heating, double glazing throughout and ample off road parking.

In brief the property's bright and spacious accommodation comprises; entrance hallway, living room/diner, WC, kitchen, utility, study. To the first floor there are four well proportioned bedrooms and a spacious and beautifully fitted family bathroom.

Externally, to the front of the property there is a driveway providing off road parking, stocked borders to the front, gated access to the rear garden. To the rear of the property there is a beautifully landscaped and well maintained, established private garden. It is mainly laid to lawn with beautiful borders well stocked with established shrubs and mature fruit trees, timber shed. It also has secure boundaries, patio area perfect for enjoying the sunshine.

Viewing is highly advised, please contact Hewitt Adams to arrange your viewing.

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## Entrance Hall
Composite front door to hallway, stairs to first floor, central heating radiator, oak doors to;

## Lounge/Diner
31'05 x 9'04 (9.58m x 2.84m)
Bay window to front aspect, newly installed sliding doors to garden, two central heating radiators, door to inner hallway.

## Study
11'06 x 7'11 (3.51m x 2.41m)
Bay window to front elevation, central heating radiator, door to utility room.

## Utility
8'00 x 7'05 (2.44m x 2.26m)
Space and plumbing for washing machine, tumble dryer and fridge freezer, window and door to side of the property.

## Inner Hall
Understairs storage cupboard, door to;

## Kitchen
12'10 x 9'09 (3.91m x 2.97m)
Comprising a range of wall and base units with Granite work surfaces incorporating sink and drainer, Neff cooker with gas hob and extractor over, integral fridge, freezer and dishwasher. Tiled flooring, inset spotlights, central heating radiator, window and door to rear.

## WC
5'09 x 3'09 (1.75m x 1.14m)
WC, wash hand basin, tiled flooring.

## Landing
Window to front aspect, storage cupboard, doors to;

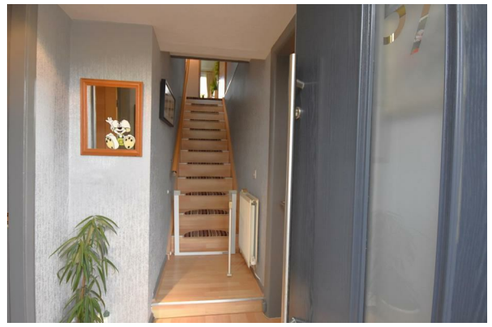
## Bedroom 1
11'03 x 10'06 (3.43m x 3.20m)
Windows to front elevation, central heating radiator, fitted wardrobes.

## Bedroom 2
11'00 x 8'00 (3.35m x 2.44m)
Window to front elevation, central heating radiator, built in wardrobe.

## Bedroom 3
12'00 x 7'06 (3.66m x 2.29m)
Window to rear and side elevation, central heating radiator.

## Bedroom 4
10'00 x 7'08 (3.05m x 2.34m)
Window to rear elevation, central heating radiator, built in wardrobe.

## Bathroom
10'00 x 6'10 (3.05m x 2.08m)
Comprising; WC, wash hand basin, bath, large walk in tiled shower, heated towel radiator, vanity unit, window to rear aspect.



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