



## Hill Close, Neston, CH64 4ED

Offers Over £550,000

4 Bedroom 3 Reception 2 Bathroom D

\*\*\*Quiet Cul-De-Sac - Open Aspect To The Rear - Large Detached Family House - Not To Be Missed!\*\*\*

Hewitt Adams is delighted to offer FOR SALE this stunning Four DOUBLE Bedroom Detached House located on a quiet Cul-De-Sac on Hill Close, Ness. Within easy reach of excellent amenities, good transport links and a catchment for highly acclaimed schools. The property would make an ideal family home in an unrivalled semi-rural location. Further benefitting from gas central heating and double glazed windows throughout.

In brief the bright and spacious ground floor of the property accommodation consists of: Entrance Hallway, Snug, Kitchen/Diner, Living Room, Conservatory, Study, WC, Utility Room and Integral Garage.

The first floor offers four double bedrooms all with fitted wardrobes, the master bedrooms affords an ensuite, there is also a modern and beautifully fitted shower room and separate WC.

Externally to the front of the property there are two driveways providing ample off road parking, gated access to the side and rear of the property, front garden with mature tree.

The southerly facing rear garden offers a huge degree of privacy being mainly laid to lawn with secure boundaries, a timber garden shed, patio area, a spacious side area with pergola, gated access

**Entrance Hallway**

19'11 x 11'02 (6.07m x 3.40m)

A welcoming hallway with a timber front door, stairs to first floor, radiators, doors leading to;

**WC**

6'09 x 5'06 (2.06m x 1.68m)

WC, wash hand basin, inset spotlights, radiator, window to rear.

**Study**

8'11 x 8'02 (2.72m x 2.49m)

Double glazed window to rear elevation, central heating radiator.

**Snug**

12'02 x 11'02 (3.71m x 3.40m)

Double glazed window to front elevation, central heating radiator.

**Lounge**

21'04 x 15'06 (6.50m x 4.72m)

Bi-folding doors to rear aspect, central heating radiator, inset gas fire, door to conservatory.

**Conservatory**

12'08 x 10'01 (3.86m x 3.07m)

Windows to side and rear aspect, laminate flooring, French doors to garden.

**Kitchen/Diner**

18'08 x 13'10 (5.69m x 4.22m)

Wall and base units with granite worktops, inset sink and drainer with mixer tap and central Island. Integrated appliances include: Double oven, warming draw, gas hob, extractor fan, microwave, dishwasher and fridge/freezer. Furthermore, the room benefits from a vaulted ceiling with two Velux sky lights, window to the front elevation, inset spot lights and a radiator.

**Utility Room**

10'00 x 9'05 (3.05m x 2.87m)

Further wall and base units with Belfast sink, space and plumbing for washing machine, boiler, window and door to side.

**Landing**

Loft access hatch, airing cupboard, radiator, doors to;

**Bedroom 1**

12'06 x 12'03 (3.81m x 3.73m)

Double glazed window to side elevation, central heating radiator, inset spotlights, built in wardrobes, door to ensuite.

**Ensuite**

Shower cubicle, WC, wash basin, window to the rear elevation.

**Bedroom 2**

13'08 x 12'10 (4.17m x 3.91m)

Double glazed window to side elevation, central heating radiator, inset spotlights, built in wardrobes

**Bedroom 3**

12'04 x 8'10 (3.76m x 2.69m)

Double glazed window to rear elevation, central heating radiator, inset spotlights, built in wardrobes

**Bedroom 4**

10'07 x 8'10 (3.23m x 2.69m)

Double glazed window to front elevation, central heating radiator, inset spotlights, built in wardrobes.

**Shower Room**

7'05 x 5'11 (2.26m x 1.80m)

A beautifully fitted fully tiled shower room comprising large walk in shower, wash hand basin with vanity, towel radiator, inset spotlights, window to side aspect.

**WC**

5'07 x 4'10 (1.70m x 1.47m)

Comprising; WC, wash hand basin with vanity unit, towel radiator, tiled, window to side aspect.

**Integral Garage**

Electric roller door to front, lighting and power, door to rear.

