



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.

**The Lindens, Neston**

## Earle Drive, Neston, Cheshire CH64 6RZ

£750,000

3 Bedroom 3 Reception 1 Bathroom D

**\*\*Stunning Three Bedroom Family Home - Incredibly Sought After Parkgate Location On One Of The Areas Most Prestigious Roads - Stunning Front & Rear Gardens \*\***

Hewitt Adams is delighted to showcase 'The Lindens' an immaculately presented three bedroom, detached family home located on the prestigious, beautifully tree-lined Earle Drive in Parkgate, just a few minutes walk to Parkgate front and its far reaching views of the Welsh Hills and Dee Estuary. Also just a short walk/drive to Neston Town Centre and all its excellent amenities, good transport, links and catchment for highly acclaimed schools.

This beautiful property sits proudly in one of the best plots on the road, and boasts the extremely versatile living spaces that are so essential in today's family homes. The property does offer even further scope for development (subject to the relevant consents)

In brief the accommodation affords: entrance hall, cloakroom, lounge, dining room, breakfast room, modern kitchen, utility room, to the first floor there are three double bedrooms and a family bathroom, integral double garage.

Externally the property sits in a generous plot and welcomes beautifully landscaped gardens with the rear aspect being completely private, secure boundaries, well stocked and established trees and shrubs. we don't come across gardens like this everyday - making this the perfect family home! The front of the property offers a large gravel driveway and front garden laid to lawn with well stocked borders.

**Entrance Hall**

15'11 x 14'03 (4.85m x 4.34m)

Traditional front door to hallway, central heating radiator, staircase to first floor, cloaks storage cupboard, doors to;

**Cloakroom**

7'05 x 4'10 (2.26m x 1.47m)

WC, wash hand basin, window to front.

**Lounge**

20'10 x 12'10 (6.35m x 3.91m)

Bay window to front elevation, door and window to rear, two central heating radiators, living flame gas fire with feature surround.

**Dining Room**

18'01 x 9'08 (5.51m x 2.95m)

Bay window to rear, window to side aspect, central heating radiator.

**Kitchen**

15'01 x 8'10 (4.60m x 2.69m)

A modern kitchen comprising a range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer, NEFF ceramic hob, double oven, dishwasher, fridge, window to front and rear aspect, door to rear hall.

**Breakfast Room**

13'04 x 11'04 (4.06m x 3.45m)

Door and window to rear elevation, central heating radiator, opening to kitchen.

**Rear Hall**

Door leading outside, window to rear, door to utility.

**Utility Room**

4'11 x 4'08 (1.50m x 1.42m)

Further work surfaces with sink and drainer, space and plumbing for washing machine/ tumble dryer, window to rear aspect, doors to;

**Boiler Room**

Housing Boiler.

**Double Garage**

17'07 x 16'07 (5.36m x 5.05m)

Two up and over doors, lighting and power.

**Landing**

Window to front elevation, loft access hatch, airing cupboard, doors to;

**Master Bedroom**

20'05 x 10'11 (6.22m x 3.33m)

Dual aspect windows to front and rear aspect, central heating radiator, built in wardrobe.

**Bedroom 2**

11'05 x 10'10 (3.48m x 3.30m)

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

**Bedroom 3**

11'07 x 9'10 (3.53m x 3.00m)

Window to rear aspect, central heating radiator, built in wardrobes.

**Bathroom**

7'03 x 6'04 (2.21m x 1.93m)

Comprising WC, wash hand basin, bath with shower over, heated towel radiator, fully tiled, window to front aspect.

