



Upper Raby Road, Neston, CH64 7TZ

£895,000

4 Bedroom 3 Reception 2 Bathroom C

****Highly Regarded Location - Large South Facing Plot With Open Fields Behind - Views of The Welsh Hills****

Hewitt Adams is thrilled to have the opportunity to showcase 'Hinderton Lea' an impressive four bedroom detached house, situated on the ever so sought after Upper Raby Road. A stones throw from Neston Town Centre and all of its excellent amenities, good transport links and catchment for highly acclaimed schools, there is also easy access to the Chester High Road. Hinderton Lea has been skilfully extended and well maintained over the years and further boasts double glazing and gas central heating.

In brief the property affords: entrance hall, spacious living room, open plan kitchen diner with snug area, WC, integral garage and utility room. To the first floor there are four double bedrooms and a main family shower room. The master bedroom affords and ensuite and a Juliet balcony overlooking open fields.

A major selling feature of this impressive property is its generous private plot. The property is sat in glorious grounds to the front and rear - with a generous size front carriage driveway with two openings, access via an electric roller door into the double garage. To the rear the property offers further immaculate gardens - mainly laid to lawn with mature trees, shrubs and hedgerows, secure boundaries, an impressive Indian stone patio area perfect for entertaining, a timber shed. The garden is also south facing and enjoys sunlight throughout the day.

Entrance Hall

15'06 x 6'06 (4.72m x 1.98m)

Front door to hallway, windows to front aspect, two central heating radiator, oak staircase to first floor, oak doors to;

WC

6'04 x 3'00 (1.93m x 0.91m)

WC, wash hand basin with vanity, window to front elevation, tiled, radiator.

Study

13'09 x 9'00 (4.19m x 2.74m)

Door to front aspect, central heating radiator.

Kitchen/Diner

28'09 x 19'06 (8.76m x 5.94m)

A open plan kitchen diner comprising a range of well appointed wall and base units with an island, double oven, induction hob, space for fridge freezer, window to rear elevation, central heating radiator, inset spotlights, door to lounge, opening to snug.

Snug

19'08 x 13'04 (5.99m x 4.06m)

Bi-folding doors to rear, central heating radiator, door to garage.

Lounge

28'03 x 14'05 (8.61m x 4.39m)

Window to front aspect, central heating radiator, Bi-folding doors to side and rear, two central heating radiators, inset spotlights.

Garage

20'04 x 15'02 (6.20m x 4.62m)

With electric roller door to front, lighting and power, EV car charging point, opening to utility area.

Utility

10'11 x 8'08 (3.33m x 2.64m)

Further wall and base units with sink and drainer, space and plumbing for washing machines, fridge freezer and tumble dryer, door leading to the garden.

Landing

Windows to front elevation, loft access hatch, doors to;

Master Bedroom

18'03 x 14'04 (5.56m x 4.37m)

Windows to front and rear elevation, French doors with Juliet balcony, two central heating radiators, doors to ensuite.

Ensuite

12'10 x 4'07 (3.91m x 1.40m)

Comprising WC, wash hand basin with vanity unit, corner Jacuzzi bath, walk in shower, tiled, inset spotlights, window to front aspect, radiator.

Bedroom 2

22'06 x 18'00 (6.86m x 5.49m)

Three Velux windows with electric blackout blinds, three central heating radiators, inset spotlights, plumbing for an ensuite.

Bedroom 3

13'04 x 9'10 (4.06m x 3.00m)

Window to side aspect, central heating radiator.

Bedroom 4

12'11 x 6'10 (3.94m x 2.08m)

Window to rear aspect, central heating radiator.

Shower Room

Comprising; WC, wash hand basin with vanity, shower cubicle, fully tiled, inset spotlights, window to front aspect.

