



Church Lane, Neston, Cheshire CH64 9UT

£435,000

4 Bedroom 2 Reception 1 Bathroom

Four Bedroom Detached Family Home - Backing Onto The Wirral Way - Extended & Open-Plan - Must View

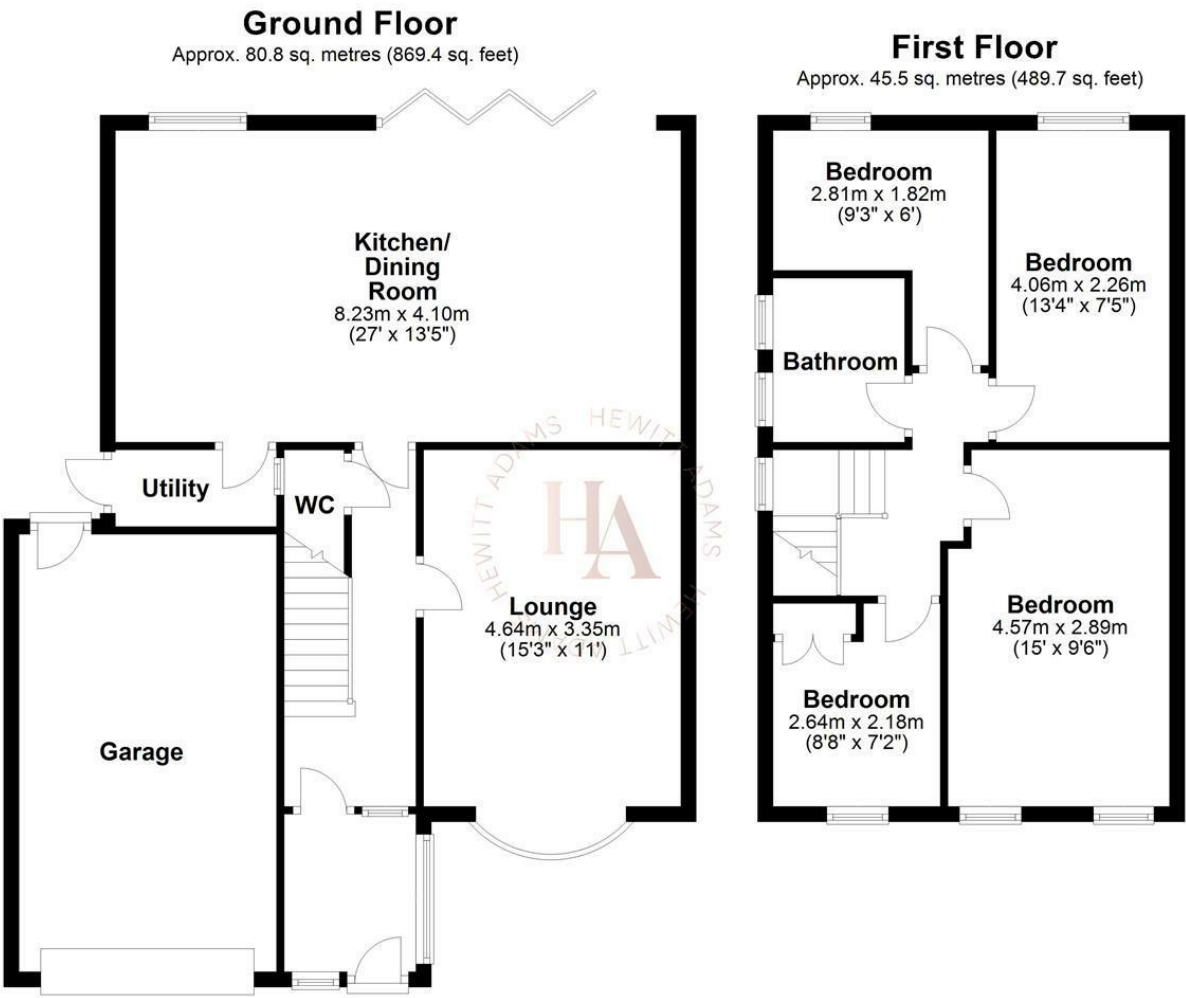
Hewitt Adams is delighted to present 'Clanswood' on Church Lane, one of Neston's most sought-after locations, perfectly placed just moments from the town centre, backing directly onto the Wirral Way and only a short stroll from the park.

Extended and modernised throughout, the standout feature is the stunning open-plan kitchen diner, complete with a fully integrated kitchen, bi-folding doors and an impressive lantern roof creating a bright, sociable family space.

Further improvements include a new W.C, modern bathroom, the added utility room, extended driveway, updated flooring and professionally landscaped garden. A private garden gate provides direct access onto the Wirral Way, ideal for walks, cycling, dog owners and easy access into Neston or down to Parkgate.

The accommodation briefly comprises; entrance porch, hallway, lounge, open-plan kitchen diner, utility room and W.C. Upstairs are four bedrooms and a family shower room.

Externally, a generous driveway provides parking for five or six cars, alongside a garage and a beautifully landscaped, private rear garden enjoying the unique backdrop of the Wirral Way. Call 0151 336 0808 to arrange a viewing.



Total area: approx. 126.3 sq. metres (1359.0 sq. feet)
For illustration purposes only - not to scale

Front Entrance

Into;

Porch

Double glazed door into;

Hall

Amtico flooring, staircase to first floor, radiator

Lounge

Double glazed window, radiator, power points, Amtico flooring

Open-Plan Kitchen Diner

WOW-FACTOR and OPEN-PLAN kitchen and family living/dining space with a contemporary kitchen in graphite with stylishly contrasting white quartz worktops. With a peninsula island. Integrated appliances include - double oven and hob, wine-chiller, dishwasher. Space for fridge freezer. Inset sink and drainer. LANTERN ceiling flooding the extension with natural light, bi-folding doors to the garden, Amtico flooring, radiator, power points, double glazed window, door to;

Utility Room

Wall and base units, space for washing machine, inset sink, side door to garden. Amtico flooring.

W.C

W.C, wash hand basin vanity, tiled floor

UPSTAIRS

Bedroom One

Double glazed windows, radiator, power points

Bedroom Two

Double glazed windows, radiator, power points

Bedroom Three

Double glazed windows, radiator, power points

Bedroom Four

Double glazed windows, radiator, power points

Bathroom

NEW shower-room comprising shower, low level w.c, wash hand basin vanity, towel rail, double glazed window, shaving point

EXTERNALLY

With a LARGE DRIVEWAY offering parking for five or six cars, and a LANDSCAPED and fully PRIVATE rear garden with the attractive backdrop of the Wirral Way behind this garden. The property boasts a gate leading out onto the Wirral Way - ideal for walking into Neston or to Parkgate.

The garden has RECENTLY BEEN LANDSCAPED to offer a large Indian stone patio, a good-sized lawn, and a raised composite decked BBQ area.

Garage - with up&over door to front, pedestrian access door to rear

Additional Info - Disclaimer

Please note that this property comes under section 21 of the Estate Agents Act in that it is owned one of the Directors of the company.

The property is FREEHOLD but subject to a chief rent of the land of just £15 per annum, with the option to purchase the chief rent.

