



Leighton Chase, Neston, CH64 3UN

£580,000

4 Bedroom 2 Reception 3 Bathroom

****Highly Regarded Location - Beautifully Presented Extended Family House - Stunning High Specification Kitchen****

Hewitt Adams are delighted to offer to the market this expertly extended and beautifully presented, four bedroom detached house on the ever so sought after Leighton Chase. A stones throw from Neston Town Centre and all its excellent amenities, good transport links and catchment for highly acclaimed schools. The property is also a short distance to Parkgate Promenade. The property has been beautifully maintained by the current owners and having been skilfully extended to create a fantastic family house.

In brief the bright, spacious and versatile accommodation comprises; entrance hallway, WC, sitting room with wood burning stove, kitchen/dining/lounge with utility area, dining room, boot room, access into integral garage. To the first floor there are four well proportioned bedrooms, the master benefitting an ensuite. There is also a family bathroom.

Externally, to the front of the property there is a large gravel driveway providing off road parking for multiple vehicles, Indian stone paved area, garage access, gated access leading to the garden.

The beautifully landscaped rear garden offers complete privacy being laid to lawn with secure boundaries, with established shrubs and trees, Indian stone patio area perfect for garden furniture.



Entrance Hallway

9'08 x 8'04 (2.95m x 2.54m)

Composite front door to hallway, central heating radiator, stairs to first floor, cloaks storage, doors to;

WC

7'00 x 4'02 (2.13m x 1.27m)

Window to front elevation, WC, wash hand basin, tiled, central heating radiator.

Sitting Room

17'08 x 13'02 (5.38m x 4.01m)

Window to front aspect, central heating radiator, wood burning stove with stone surround, double doors to dining room.

Kitchen/Diner/Lounge Area

27'10 x 11'10 (8.48m x 3.61m)

An extended open plan area comprising a range of well appointed shaker style wall and base units with granite work surfaces incorporating one and half sink and drainer, integrated appliances includes; dishwasher, Rangemaster cooker with extractor hood over, fridge freezer. Breakfast bar with granite work tops and space for stools, picture windows to rear elevation, vertical central heating radiator, French doors to rear aspect, tiled flooring, inset spotlights, door to side elevation, door to boot room and dining room, flowing into utility area with further base units with granite work surfaces incorporating sink, space and plumbing for washing machine and tumble dryer, understairs storage cupboard, central heating radiator, inset spotlights.

Dining Room

18'05 x 11'08 (5.61m x 3.56m)

An extended room with door and windows to rear, two Velux windows, central heating radiator, double doors into sitting room.

Boot Room

9'01 x 8'05 (2.77m x 2.57m)

Stable door to rear garden, wall mounted boiler (installed in 2020) door into the garage.

Integral Garage/Store

9'01 x 8'04 (2.77m x 2.54m)

Up and over door to front, lighting and power.

Landing

Loft access hatch, airing cupboard, doors to;

Master Bedroom

14'02 x 10'05 (4.32m x 3.18m)

Window to rear elevation, central heating radiator, fitted wardrobes, door to ensuite.

Ensuite

7'01 x 6'09 (2.16m x 2.06m)

A spacious and fully tiled ensuite comprising; WC, was hand basin with vanity unit, walk in shower, windows to side elevation, inset spotlights.

Bedroom 2

13'06 x 9'03 (4.11m x 2.82m)

Window to front elevation, central heating radiator, fitted wardrobes.

Bedroom 3

10'03 x 9'07 (3.12m x 2.92m)

Window to rear aspect, central heating radiator, fitted wardrobes.

Bedroom 4

10'04 x 7'05 (3.15m x 2.26m)

Window to front elevation, central heating radiator, storage cupboard.

Bathroom

7'00 x 6'04 (2.13m x 1.93m)

Comprising; WC, wash hand basin with vanity unit, bath with shower over, inset spotlights, heated towel radiator, window to rear aspect.

