



## Bushell Road, Neston, CH64 9PT

**£595,000**



4 Bedroom



3 Reception



2 Bathroom



4 Bedroom

\*\*Absolutely Stunning Family Home - Extensive Garden - Skilfully Extended Property\*\*

Hewitt Adams are delighted to showcase this beautifully presented and extended, substantial four double bedroom family home on the extremely popular Bushell road. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. The Wirral Way is also extremely accessible for walking and cycling routes. The property has been meticulously extended to create a home perfect for modern day family life and really must be viewed to fully appreciate everything this family home has to offer.

Further affording gas central heating and double glazing throughout.

Offering circa 2000 sq. ft accommodation comprising; entrance hallway, WC, study, lounge, open plan kitchen/diner, utility room, sitting room. To the first floor there are four double bedrooms - the master bedroom affording ensuite and a spacious and beautifully fitted family bathroom.

Externally, to the front of the property there is a brick set carriage driveway providing off road parking for multiple vehicles, low level brick wall to front, gated access to the rear, garage access, a beautifully kept front garden.

The rear sunny garden offers a high degree of privacy and is mainly laid to lawn, a large patio area with steps leading to the lawn, a further patio, secure boundaries.

## Entrance Hall

17'04 x 7'10 (5.28m x 2.39m)

Composite front door to hallway, central heating radiator, stairs to first floor, cloak storage cupboard, oak doors to;

## Lounge

17'10 x 12'07 (5.44m x 3.84m)

Window to rear elevation, central heating radiator.

## Sitting Room

17'01 x 9'06 (5.21m x 2.90m)

Window to front and side aspect, central heating radiator.

## Study

11'04 x 8'01 (3.45m x 2.46m)

Window to front elevation, central heating radiator, fitted office desk and units.

## Kitchen/Diner

21'08 x 21'02 (6.60m x 6.45m)

A stunning open plan space with a range of well appointed wall and base units with quartz work surfaces incorporating double sink, integrated appliances includes; Neff double oven, built in microwave, space for American style fridge freezer, dishwasher, central island with further quartz counter tops with Neff induction hob, further base units, built in wine cooler, space for stools. Three Velux windows, bi-folding doors leading to the rear garden, inset spotlights, three vertical radiators, door to utility room.

## Utility Room

9'09 x 7'00 (2.97m x 2.13m)

Further base units with work surfaces incorporating sink and drainer, space and plumbing for washing machine and tumble dryer, door into garage, door leading outside.

## Integral Garage

16'00 x 8'00 (4.88m x 2.44m)

Electric roller door, lighting and power.

## WC

5'06 x 2'09 (1.68m x 0.84m)

Window to side elevation, WC, wash hand basin.

## Landing

Window to front aspect, central heating radiator, loft access hatch, inset spotlights, oak doors to;

## Bedroom 1

12'09 x 21'08 (3.89m x 6.60m)

Window to rear aspect, central heating radiator, range of fitted wardrobes and dressing table, storage cupboard, door to ensuite.

## Ensuite

6'01 x 5'00 (1.85m x 1.52m)

A spacious ensuite comprising; WC, wash hand basin with vanity storage, shower cubicle, towel radiator, inset spotlights, fully tiled.

## Bedroom 2

16'08 x 11'04 (5.08m x 3.45m)

Dual aspect windows to front and rear aspect, two windows to side, central heating radiator.

## Bedroom 3

11'00 x 9'07 (3.35m x 2.92m)

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

## Bedroom 4

10'08 x 9'04 (3.25m x 2.84m)

Window to front aspect, central heating radiator.

## Bathroom

11'07 x 6'01 (3.53m x 1.85m)

A beautifully fitted bathroom comprising; WC, wash hand basin with vanity unit, bath, large walk in shower, inset spotlights, two windows to side aspect, heated towel radiator.

