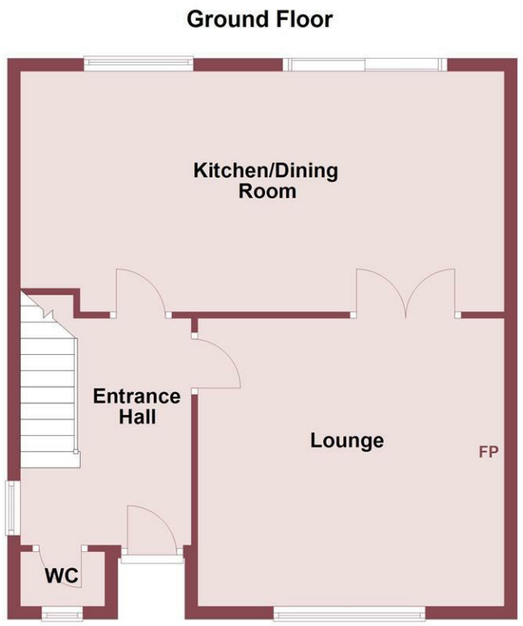
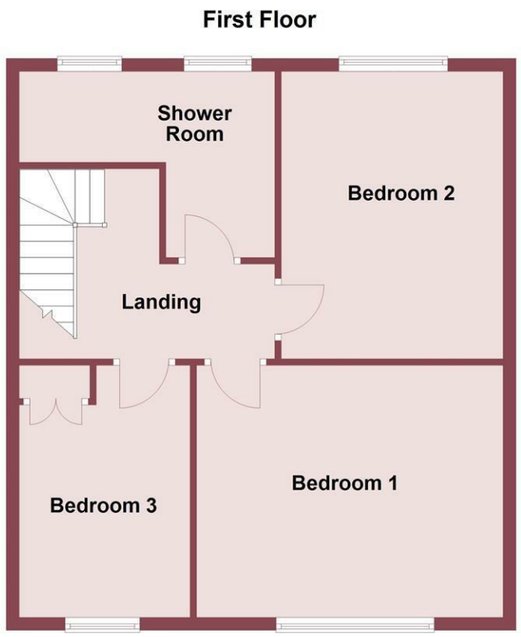








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The Quillet, Neston, CH64 9QE

£325,000

3 Bedroom | 1 Reception | 1 Bathroom | C

Highly Regarded Location - Beautifully Presented Inside and Out - A Must View Property

Hewitt Adams are delighted to offer this meticulously presented three-bedroom semi-detached house situated on a private plot on the ever so popular The Quillet. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property boasts a private and generous plot and offers even further scope for development (subject to relevant planning consents) off road parking, double glazing and a garage.

In brief the accommodation comprises, entrance hallway, WC, spacious lounge with wood burning stove, open plan kitchen diner. To the first floor there are three well sized bedrooms and a beautifully refitted shower room.

Externally, to the front of the property there is a large slate driveway providing off road parking for numerous vehicles, garage access, a front garden with mature tree, gated access into garden.

The rear garden is extremely private, being mainly laid to lawn with secure boundaries, paved patio area, mature stocked borders, raised planters, decked area, access into the garage which has been turned into a home office.

Viewing is advised to fully appreciate everything this property has to offer.

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Entrance Hall
8'07 x 7'05 (2.62m x 2.26m)
Composite front door to hallway, window to side aspect, central heating radiator, stairs to first floor, doors to;

WC
WC, wash hand basin.

Lounge
13'06 x 11'07 (4.11m x 3.53m)
Window to front aspect, central heating radiator, log burning stove with exposed brick chimney breast, oak mantle and hearth, double doors to kitchen diner.

Kitchen/Diner
21'04 x 12'06 (6.50m x 3.81m)
An open plan kitchen comprising a range of well appointed wall and base units with complementary work surfaces incorporating sink and drainer, cooker, induction hob, fridge/freezer, washing machine, dishwasher, inset spotlights, window to rear elevation, sliding doors opening to the garden.

Landing
Window to side elevation, loft access hatch, doors to;

Bedroom 1
13'00 x 11'00 (3.96m x 3.35m)
Window to front aspect, central heating radiator.

Bedroom 2
11'09 x 10'02 (3.58m x 3.10m)
Window to rear aspect, central heating radiator.

Bedroom 3
8'09 x 7'04 (2.67m x 2.24m)
Window to front aspect, central heating radiator.

Shower Room
9'11 x 8'02 (3.02m x 2.49m)
A beautifully refitted shower room comprising; WC, wash hand basin with vanity unit, large walk in shower, partly tiled, two windows to rear elevation, inset spotlights, vertical central heating radiator.

Garage
13'01 x 11'10 (3.99m x 3.61m)
Currently in use as a home office with windows to side and rear aspect, double doors to side, electric heating, inset spotlights, woo effect flooring.










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