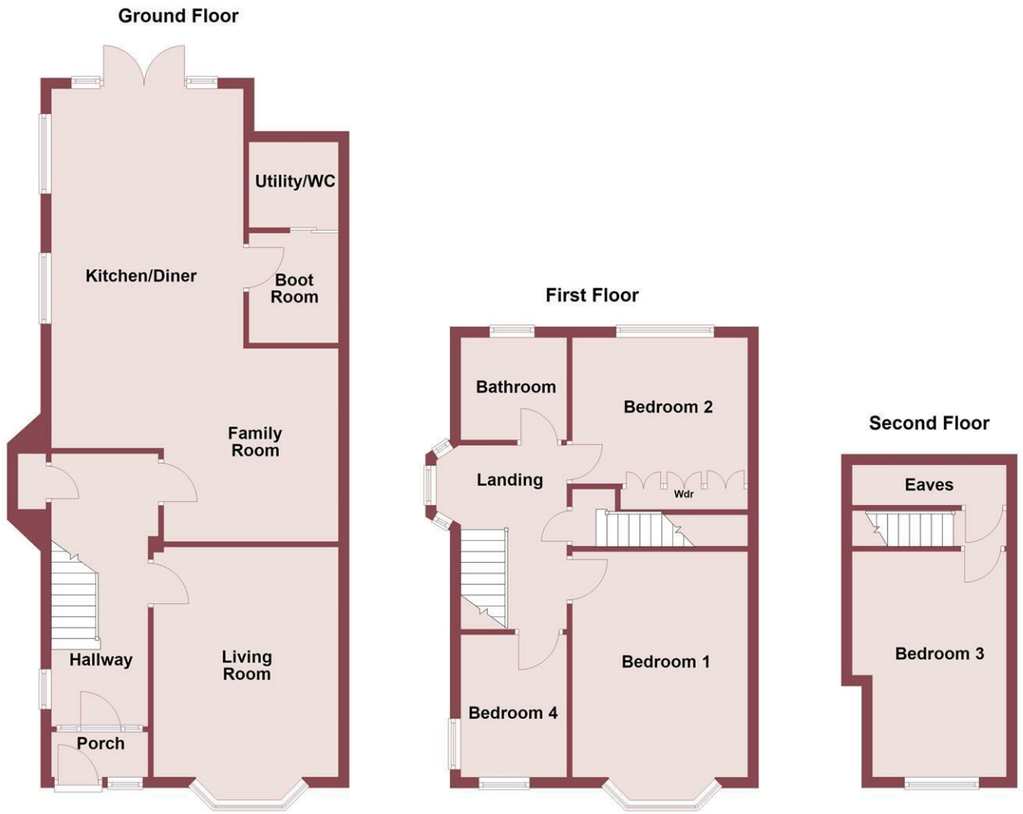






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ESTATE & LETTING AGENTS



Mill Lane, Neston, Cheshire CH64 4BQ

Offers Over £450,000

4 Bedroom | 2 Reception | 1 Bathroom | D

Stunning Character Semi - Extended Family Home - Semi Rural Setting in Ness - South Facing Garden

Hewitt Adams is thrilled to showcase this absolutely stunning, four bedroom family home located on the sought after Mill Lane in Ness, a short distance from local village amenities and a short drive from the centre of Neston itself. The property has undergone a scheme of improvements in recent years sympathetically blending Character with a modern twist. This property is also located within the catchment area for several highly regarded local schools. The property itself is a substantial and extended 1930s semi that is brimming with character and curb appeal. The house sits in a corner plot and boasts a private, south facing garden.

In brief the accommodation affords: entrance hall, lounge with bay window and log burner, open plan kitchen/dining/family room, boot room and utility with downstairs WC. To the first floor there are three bedrooms and a beautifully refitted family bathroom. The second floor offers a loft conversion offering a fantastic bedroom.

Externally, to the front of the property there is a block driveway parking providing ample off road parking, mature borders, gated access to the rear and side of the property. The rear garden you will find an attractive low maintenance South West facing rear garden with secure boundaries and raised planters with mature shrubs and decked and patio areas.

Within the catchment area for fantastic schooling including - Woodfall Primary School, St Winifred's and Burton Road primary schools.

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Porch
uPVC front door to porch, further door to entrance hall.

Entrance Hall
16'11 x 6'05 (5.16m x 1.96m)
Window to side aspect, staircase to first floor, panelling, radiator, parquet flooring, pantry, doors to;

Lounge
17'11" x 12'7" (5.48 x 3.85)
Double glazed bay window to front, radiator, panelling, multi fuel stove with oak beam and slate hearth.

Kitchen/Diner/Family Room
27'00 x 17'07 (8.23m x 5.36m)
A stunning open plan, family space with a beautifully fitted kitchen offering a range of base units with solid wood work surfaces incorporating Belfast sink, integrated oven and induction hob, dishwasher, fridge, windows to side aspect, French doors to rear, inset spotlights, range of fitted shelving and cupboards, parquet flooring, radiator, door to boot room.

Boot Room
7'01 x 5'10 (2.16m x 1.78m)
Further storage, radiator, pocket door to utility/WC.

Utility / WC
5'07 x 4'00 (1.70m x 1.22m)
W.C, tiled floor, space and plumbing for stacked washing machine and dryer.

First Floor Landing
Bay window to side aspect, acoustic panelling with secret door to second floor.

Bedroom One
18'05" x 10'06 (5.61m x 3.20m)
Large master bedroom with double glazed bay window to front aspect with attractive views across open fields and over to Wales, radiator, character cast iron fireplace, panelling, range of bespoke fitted wardrobes.

Bedroom Two
13'01 x 10'10 (3.99m x 3.30m)
Double glazed window to rear aspect, radiator, fitted wardrobes.

Bedroom Four
9'03" x 7'3" (2.82m x 2.21m)
Double glazed window to front and side aspect with views over the open fields, radiator.

Bathroom
8'00 x 6'07 (2.44m x 2.01m)
A spacious bathroom comprising bath with shower above, W.C, wash hand basin, double glazed window to rear elevation, radiator, panelling.

Loft Conversion
Staircase to second floor where you will find a further double bedroom and eaves access perfect for storage.

Bedroom Three
15'3" x 11'00" (4.65m x 3.35m)
A fantastic room for children and teenagers (or even as a home office) with radiator, power points, double glazed window to front aspect with a fantastic view across open fields and over towards Wales











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