



JAINE WHITFIELD  
Bespoke Estate Agents



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# Neston village

£465,000

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What an excellent-sized property in a super location with flexible layout options which could develop into an annex option for an elderly relative. A neutral finish throughout offers the option to move in and then put your own stamp on things over time.

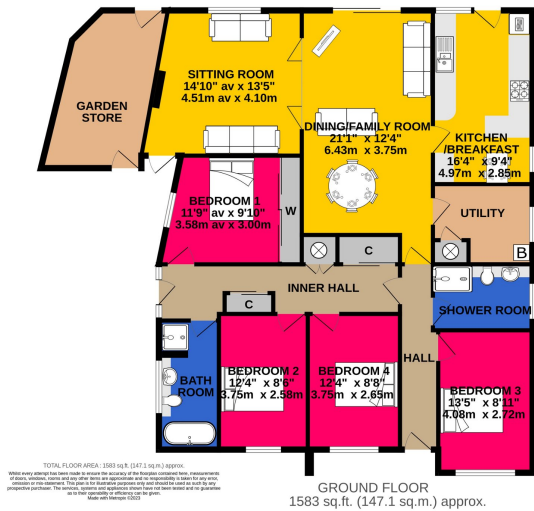
Through the front door and a spacious hallway extends in front of you with space for shelving, storage and the first of the double bedrooms set to one side with the perfect modern shower room alongside. Continuing to the rear and this home just expands out into a huge 21ft Dining/family room with sliding doors out onto the garden. A fantastic multi use space with plenty of room for large sofa seating and dining table. The family can all gather here during the day as it flows from the kitchen/breakfast room with areas to eat, play and study. Spilling out onto the garden on warmer days makes this a fantastic room to entertain from. A utility room set off this area also offers a great practical space for laundry and storage.

A more formal and cosy sitting room has been extended to the side and has a picture window over the garden, a door out to the side courtyard area and a feature fireplace providing a focal point. A very comfortable room.

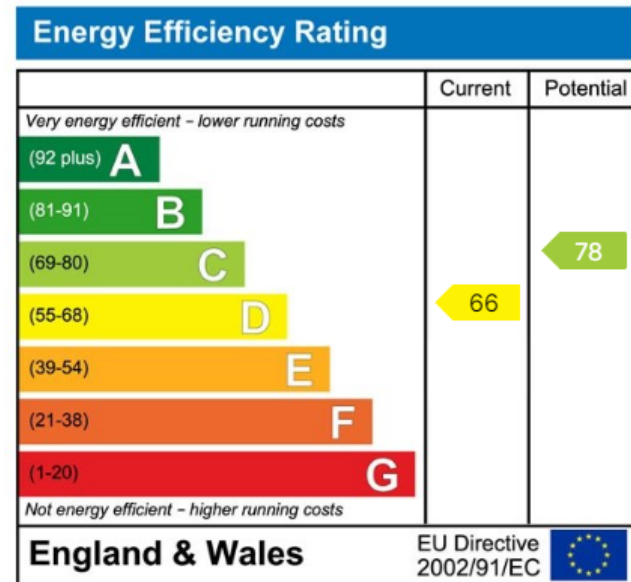
The further 3 bedrooms are in a clearly defined area off the hall, which is nice to give that feeling of separation from the living areas. 3 good-sized double bedrooms with a wide range of wardrobes and storage cupboards also benefit from a full bathroom with shower cubicle, bath and vanity units. A side door out onto the courtyard offers well-located access to the perfect space for your morning coffee.

Externally to the rear is a generous, level, and private garden. An expansive area of patio offers lots of space for outdoor seating with a large level lawn for playing and tidy border for growing flowers and tending shrubs. As the sun moves around through the day, there is always a sunny or shady place. To one side is a large partly brick-built garden store that leads through a generous courtyard to the side. Laid mainly to gravel and paving, this tucked away corner is,





- Neston Village location
- 4 excellent double bedrooms
- Sitting room with feature fireplace
- 21ft Dining/family room
- Kitchen/breakfast room plus utility
- Full bathroom and additional shower room
- Large wrap around gardens with a private feel.
- Driveway parking to the front.
- Walking distance to all local amenities and countryside walks.
- No onward chain



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