



**Constables**  
SALES & LETTINGS

Flag Lane

Little Neston, Neston

£565,000



Constables is delighted to offer for sale this stunning detached property situated along a quiet lane in a highly sought after area of Little Neston.

This impressive home has been extended at the rear and fully renovated throughout. The renovation includes the installation of a new kitchen, creation of a utility room and W.C. Part of the garage has been converted to create an en-suite off the ground floor bedroom. The property has been fully rewired, the roof replaced, a boiler replaced, and windows and doors replaced. The gardens have been skilfully landscaped including the construction of a summer house, pergola, paved patio and at the front there is a new paved parking area.

The accommodation is incredibly versatile and is immaculately presented throughout. The accommodation comprises: entrance hallway, through lounge with feature fireplace and dining room with snug area/study and French doors leading out to the garden. The kitchen-breakfast room is a great space with an excellent range of Bespoke handmade wooden units with wood block worktops and French doors leading to outside, the kitchen also has a large pantry/larder cupboard. Off the kitchen is a utility room and W.C. The ground floor also has a third bedroom and en-suite shower room. On the first floor there are two double bedrooms and a bathroom. The main bedroom has a dressing area and en-suite shower room.

Externally at the front of the property there is a gravel parking area, car port, and a new block paved driveway. A timber gate leads along the side of the property where there is handstanding for a greenhouse and raised beds. The rear garden is well-established with an extensive lawned area, patio and well-stocked borders with mature plants, shrubs and trees. There are various storage sheds and the garage also has a storage area at the front with doors at the front and rear.

This beautiful home must be seen to be appreciated. No Onward Chain







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- No Onward Chain
- Extended & Fully Renovated Throughout
- Two Large Reception Rooms
- Council Tax Band: E
- Impressive Detached Property
- Three Double Bedrooms
- Stunning Kitchen-Breakfast Room & Utility Room & W.C.
- Excellent Sized Plot with South-Facing Garden
- Three Bathrooms
- Beautifully Landscaped Garden



## Location

The property is located in a highly sought after area close to the village of Little Neston and Neston town centre.

Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre. Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Birkenhead School, and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses

including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree. The A540 is approximately 1.5 miles away via Liverpool Road this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles

## Accommodation

### Entrance Hallway

### Through Lounge

24'4" x 12' (7.42m x 3.66m)

### Dining Room/Sitting Room

22'7" x 10'10" (6.88m x 3.30m)

### Kitchen-Breakfast Room

19'2" x 10'4" (5.84m x 3.15m)

### Utility Room

9'11" x 5'7" (3.02m x 1.70m)

### W.C.

3'4" x 5'7" (1.02m x 1.70m)

### Bedroom Three

15'11" into bay x 12'1" max (4.85m into bay x 3.68m max)

### En-suite

8'11" x 5'7" (2.72m x 1.70m)

### Landing

### Bedroom One

14'8" x 12'2" (4.47m x 3.71m)

### Dressing Area

10' x 8'5" into wardrobes (3.05m x 2.57m into wardrobes)

### En-Suite

8'10" x 6'4" (2.69m x 1.93m)

### Bedroom Two

14'5" x 10'11" (4.39m x 3.33m)

### Bathroom

8'5" x 5'1" (2.57m x 1.55m)




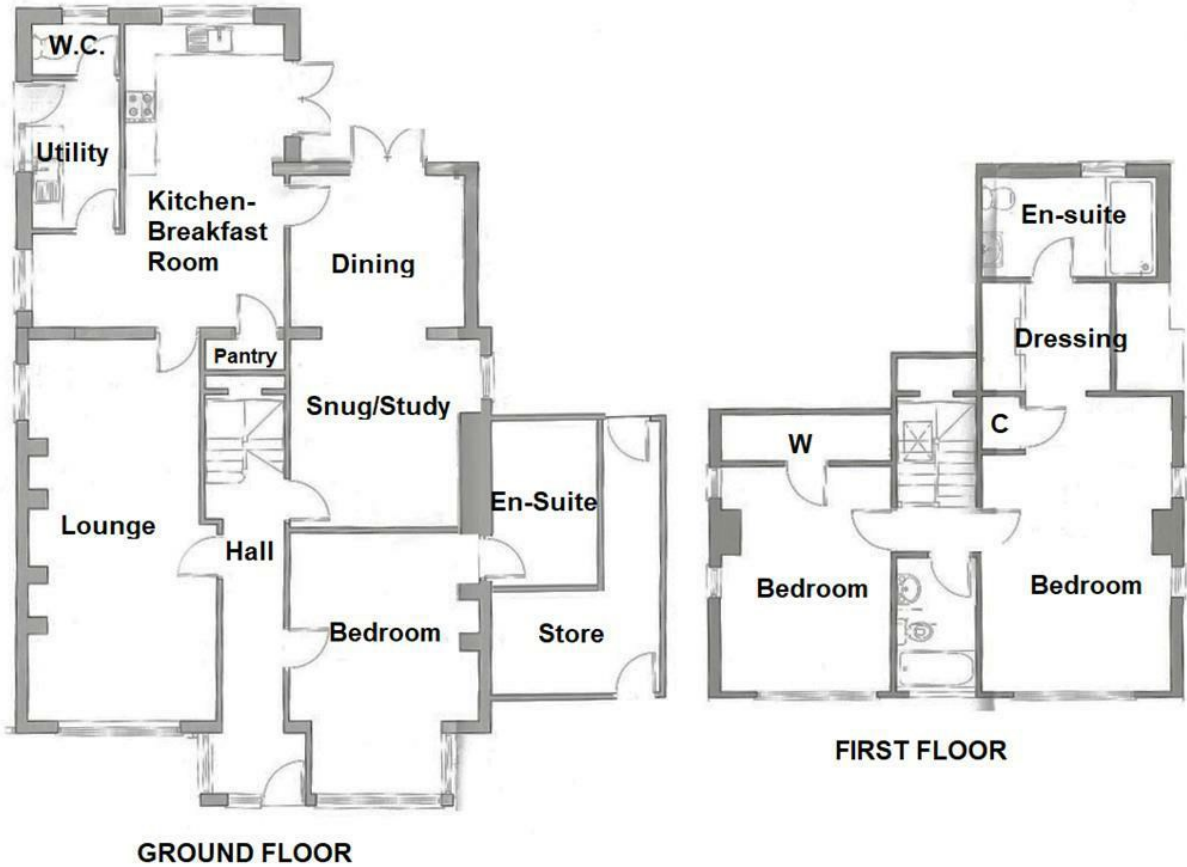






# EPC & Floor Plan

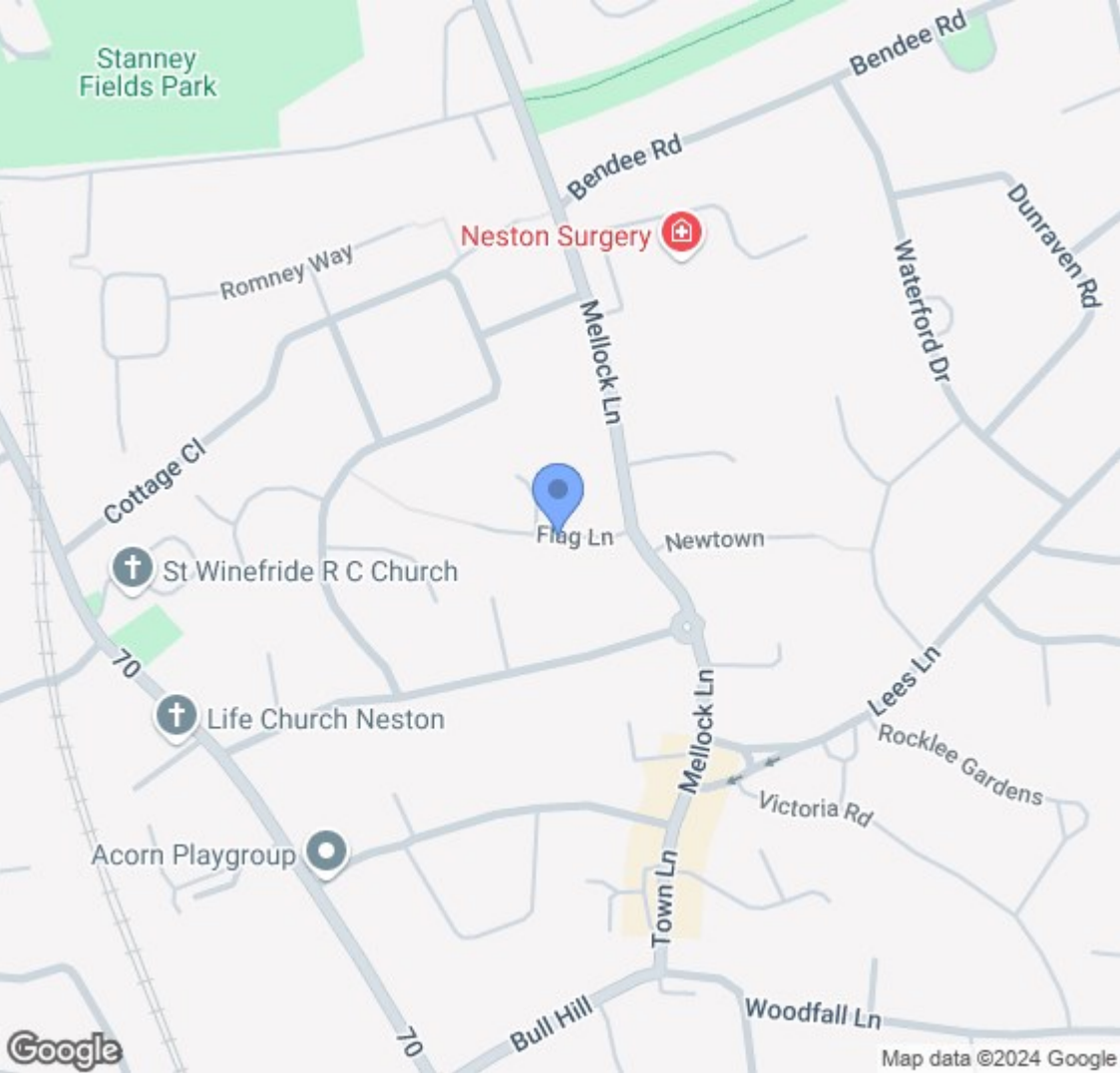
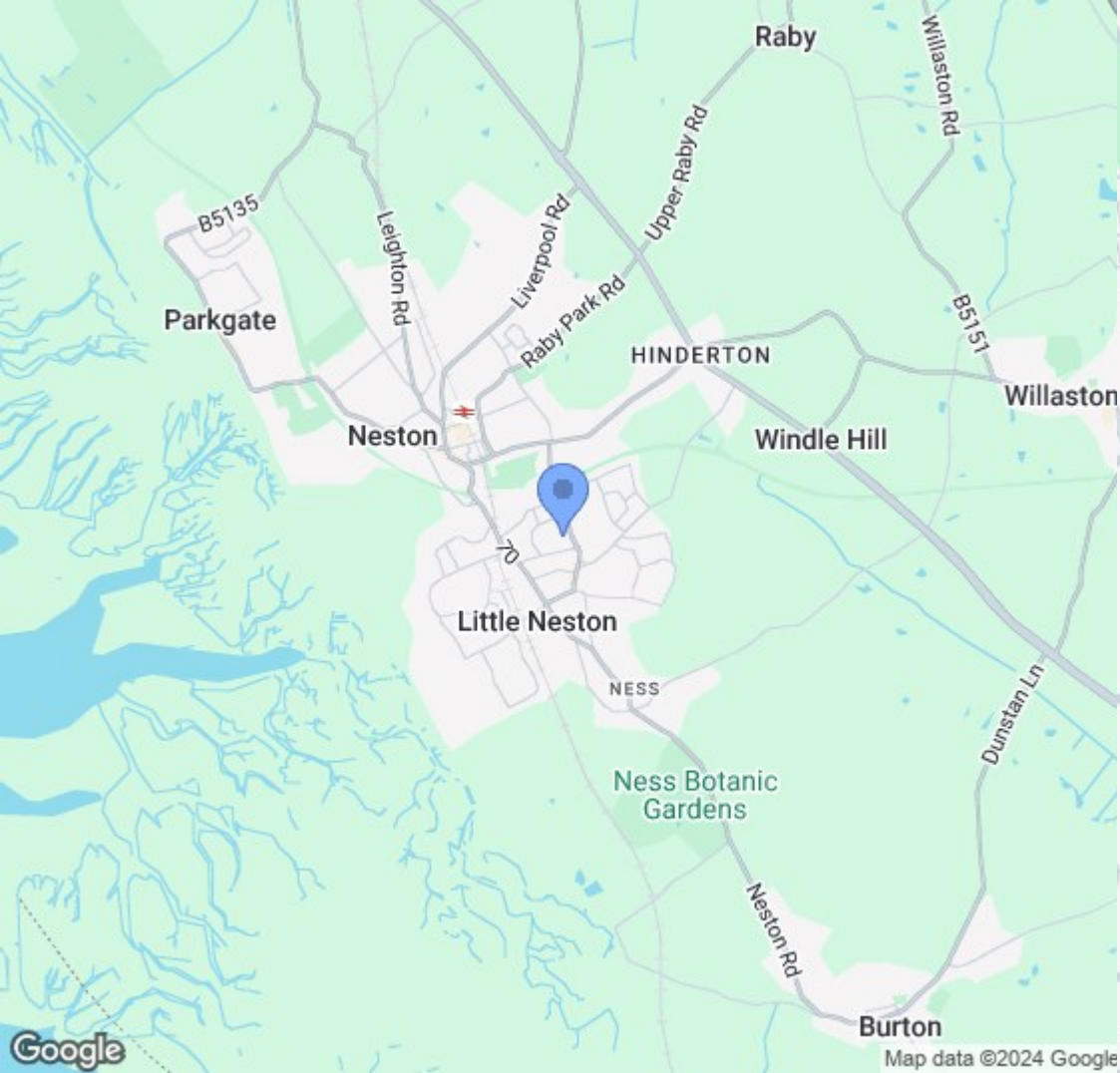
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.





Location Map



# Constables

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