

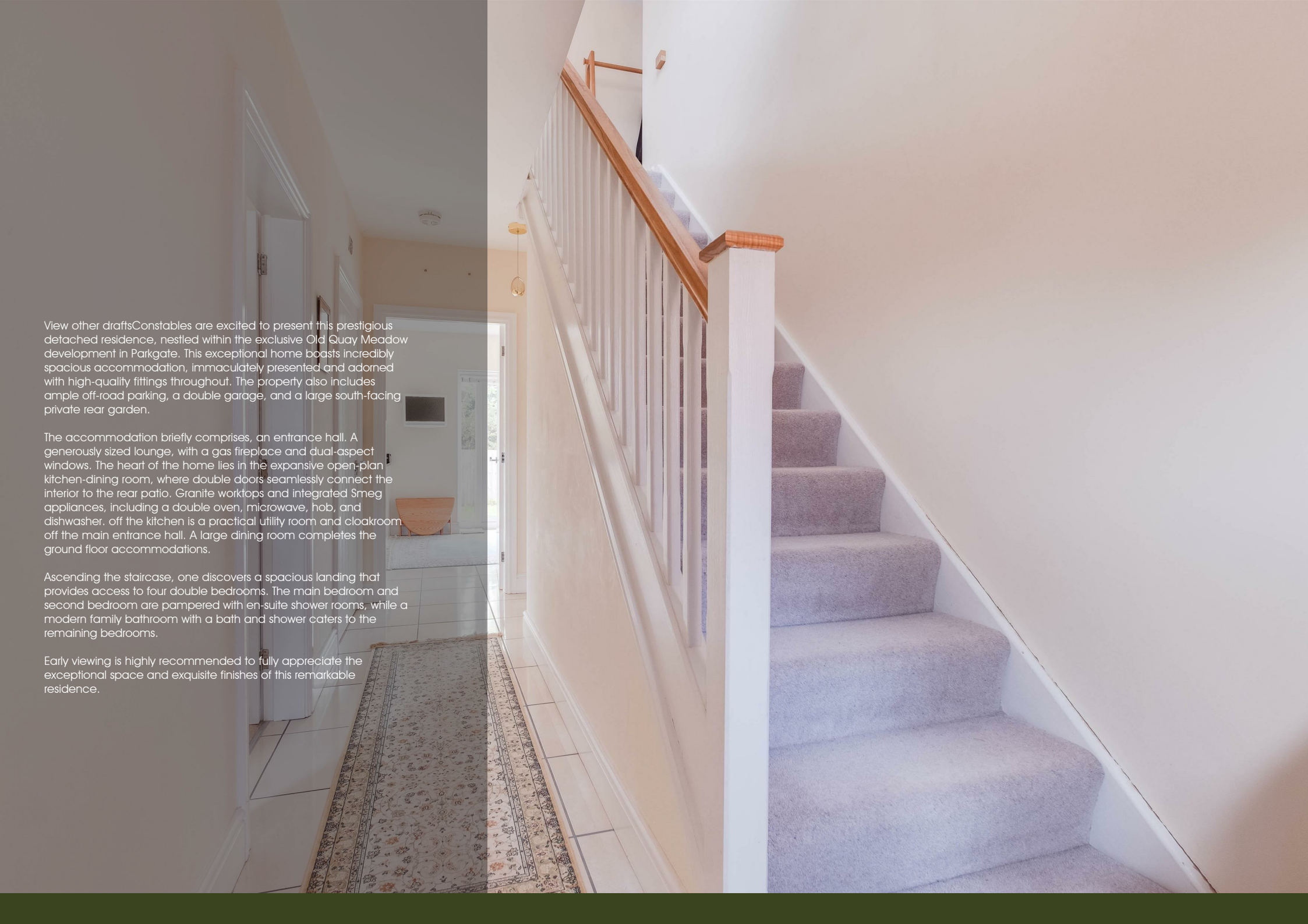


**Constables**  
SALES & LETTINGS

Boundary Park

Parkgate, Neston

£600,000

A photograph of a hallway with a patterned rug and a staircase with a wooden handrail. The hallway has white walls and a patterned rug. The staircase has a wooden handrail and a white balustrade. The carpet on the stairs is a light purple color. The hallway leads to a bright area, possibly a kitchen or dining room, with a white door and a window. A wooden chair is visible in the background.

View other drafts Constables are excited to present this prestigious detached residence, nestled within the exclusive Old Quay Meadow development in Parkgate. This exceptional home boasts incredibly spacious accommodation, immaculately presented and adorned with high-quality fittings throughout. The property also includes ample off-road parking, a double garage, and a large south-facing private rear garden.

The accommodation briefly comprises, an entrance hall. A generously sized lounge, with a gas fireplace and dual-aspect windows. The heart of the home lies in the expansive open-plan kitchen-dining room, where double doors seamlessly connect the interior to the rear patio. Granite worktops and integrated Smeg appliances, including a double oven, microwave, hob, and dishwasher, off the kitchen is a practical utility room and cloakroom off the main entrance hall. A large dining room completes the ground floor accommodations.

Ascending the staircase, one discovers a spacious landing that provides access to four double bedrooms. The main bedroom and second bedroom are pampered with en-suite shower rooms, while a modern family bathroom with a bath and shower caters to the remaining bedrooms.

Early viewing is highly recommended to fully appreciate the exceptional space and exquisite finishes of this remarkable residence.



# Constables

SALES & LETTINGS

- Impressive Four Bedroom Detached Family Home
- Large Private and Secure Garden
- New Development with Outstanding NHBC Guarantee
- Two En-suite Bathrooms
- Open Plan Kitchen / Breakfast Room
- Off Road Parking and Double Garage

### Entrance Hall

### Lounge

12'00 x 16'10 (3.66m x 5.13m)

### Dining Room

9'07 x 11'04 (2.92m x 3.45m)

### Kitchen / Breakfast Room

20'03 x 11'00 (6.17m x 3.35m)

### Downstairs W/C

3'05 x 6'11 (1.04m x 2.11m)

### First Floor

### Master Bedroom

11'08 x 15'03 (3.56m x 4.65m)

### En-suite

5'08 x 9'03 (1.73m x 2.82m)

### Second Bedroom

12'05 x 8'06 (3.78m x 2.59m)

### En-suite

8'03 x 5'01 (2.51m x 1.55m)

### Third Bedroom

9'00 x 11'04 (2.74m x 3.45m)


### Fourth Bedroom

9'06 x 10'00 (2.90m x 3.05m)





# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>85</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</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 	



## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.16m* x 3.71m	16'11"* x 12'2"
Kitchen/Family Room	6.20m* x 3.50m*	20'4"* x 11'6"*
Dining	3.46m* x 2.94m*	11'4"* x 9'8"*
Cloakroom	2.11m x 1.06m	6'11" x 3'6"
Utility	1.78m x 1.57m	5'10" x 5'2"

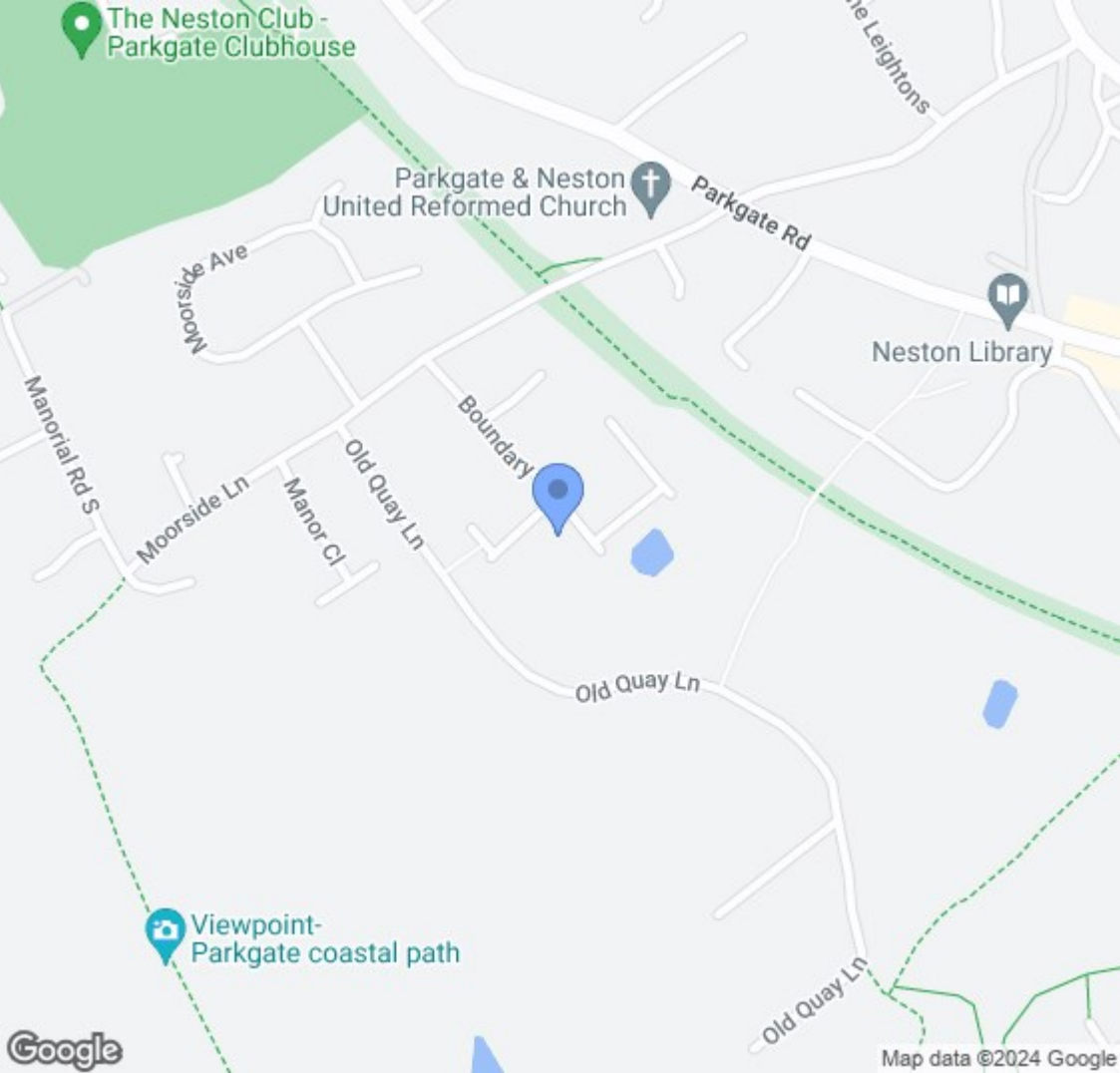
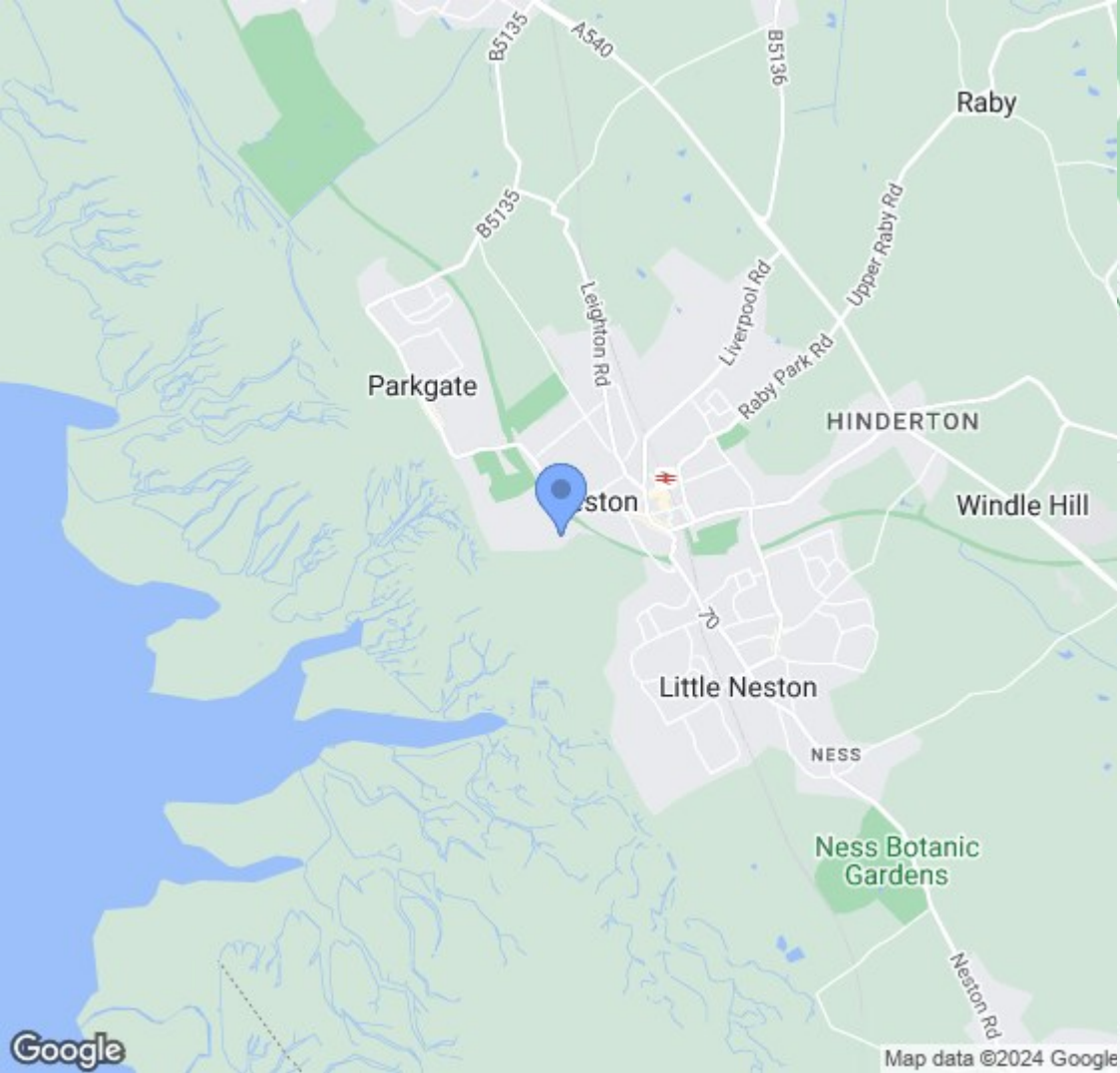
## FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.96m* x 3.56m*	16'3"* x 11'8"*
En-suite	2.77m* x 1.76m*	9'1"* x 5'9"*
Bedroom 2	3.81m* x 2.63m*	12'6"* x 8'7"*
Shower Room	2.55m* x 1.55m*	8'4"* x 5'1"
Bedroom 3	3.04m x 2.96m	10'0" x 9'9"
Bedroom 4/Study	3.50m* x 2.75m*	11'6"* x 9'0"*
Bathroom	2.55m x 2.10m	8'4" x 6'11"

Total Area - 1531 sq ft

\*Indicates maximum dimension.





Location Map

# Constables

S A L E S   &   L E T T I N G S

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