




Constables
SALES & LETTINGS

Millfield

, Neston

£535,000



A fantastic opportunity to acquire a substantial executive residence located in the highly sought after David Wilson Homes development, close to Neston town centre.

The property is finished to an incredibly high standard with quality fittings and contemporary finishes throughout and provide very spacious accommodation that extends to nearly 2200 square feet making it ideal for modern living.

The accommodation comprises; entrance hallway with WC and built in storage cupboards, a large lounge with French doors out to the garden and two additional reception rooms. On the ground floor there is also a well-appointed and modern kitchen-breakfast room with a utility room and conservatory off. The kitchen has integrated appliances including a dual double oven two integrated dishwashers, a Quooker boiling water tap as well as quartz countertops in the kitchen and in the utility room.

On the first floor is a gallery landing with a study/library off and there are four double bedrooms with built in wardrobes and three bathrooms, two of which are en-suite and the master enjoys a walk in wardrobe.

Externally at the front there is a tarmac driveway providing off road parking for two cars, gated access to the rear, a gravel area, mature hedgerow boundaries. To the rear of the property there is a southerly facing garden mainly laid to lawn, paved patio area perfect for garden furniture, fenced boundaries, and well stocked borders.

This impressive home must be viewed to be appreciated and early viewing is essential.



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- Beautifully Present Five Bedroom • En-Suite and Dressing Room
- Large Conservatory • Well Presented Throughout
- Double Garage • Popular Development

Vestibule

Entrance Hall

16'10" x 5'7" (5.13m x 1.70m)

Second Reception Room

11'7" x 8'2" (3.53m x 2.49m)

W/C

Snug / Dining Room

15'10" x 10'0" (4.83m x 3.05m)

Kitchen / Diner

16'8" x 16'0" (5.08m x 4.88m)

Conservatory

14'2" x 11'6" (4.32m x 3.51m)

Utility Room

Gallery Landing

Master Bedroom

14'4" x 13'8" (4.37m x 4.17m)

En-suite

Dressing Room

9'3" x 6'7" (2.82m x 2.01m)

Second Bedroom

14'0" x 12'7" (4.27m x 3.84m)

En-Suite

Third Bedroom

14'2" x 11'5" (4.32m x 3.48m)

Four Bedroom

9'10" x 9'0" (3.00m x 2.74m)

Study

12'3" x 9'1" (3.73m x 2.77m)


Family Bathroom

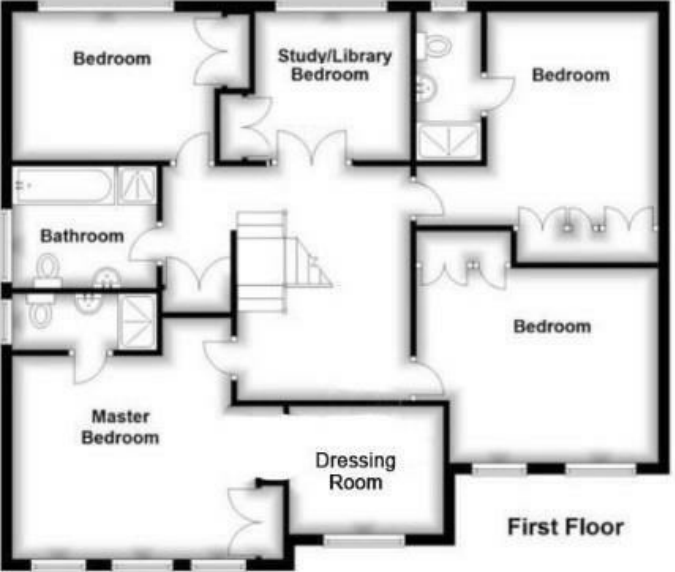
Double Garage

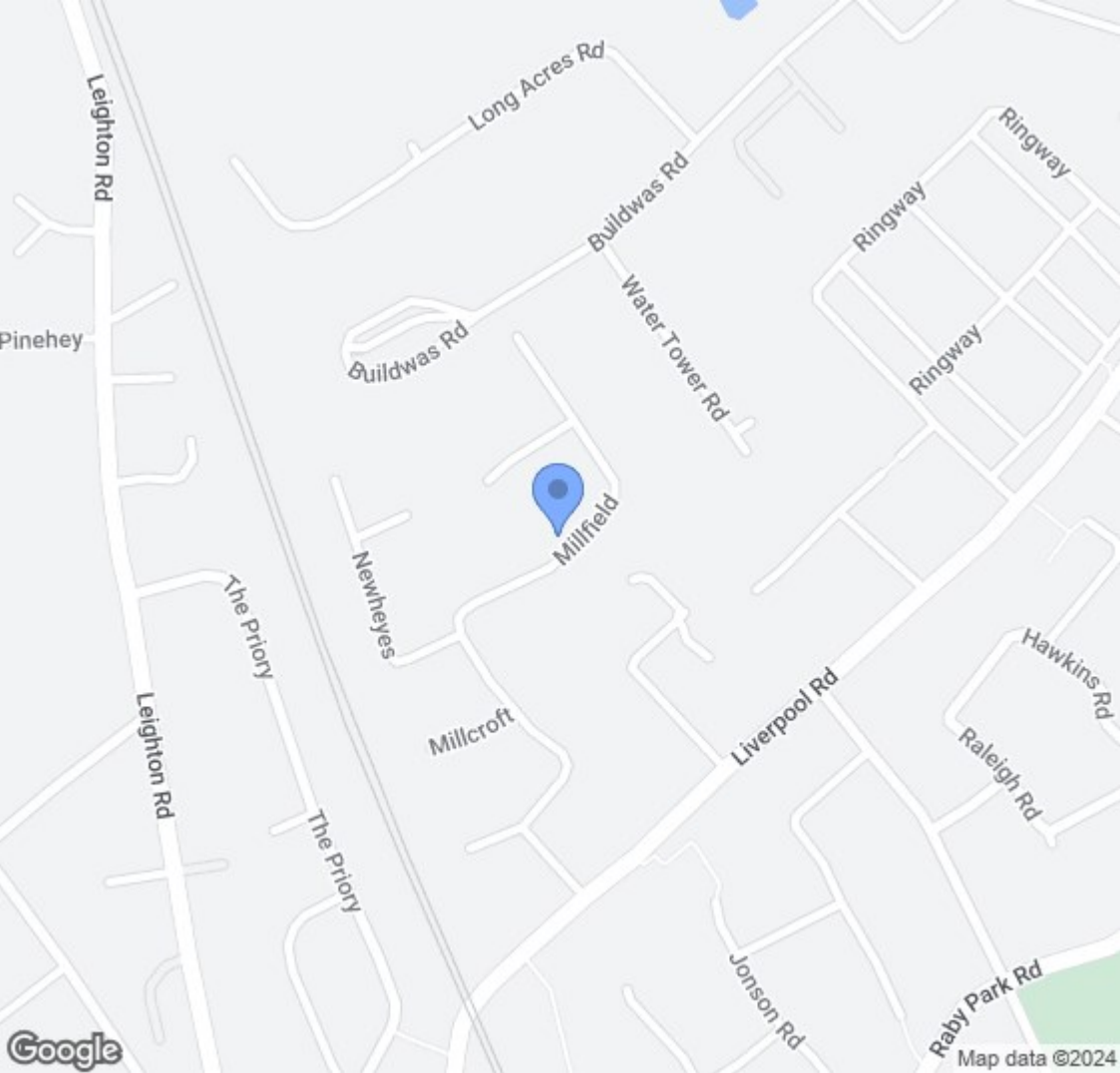
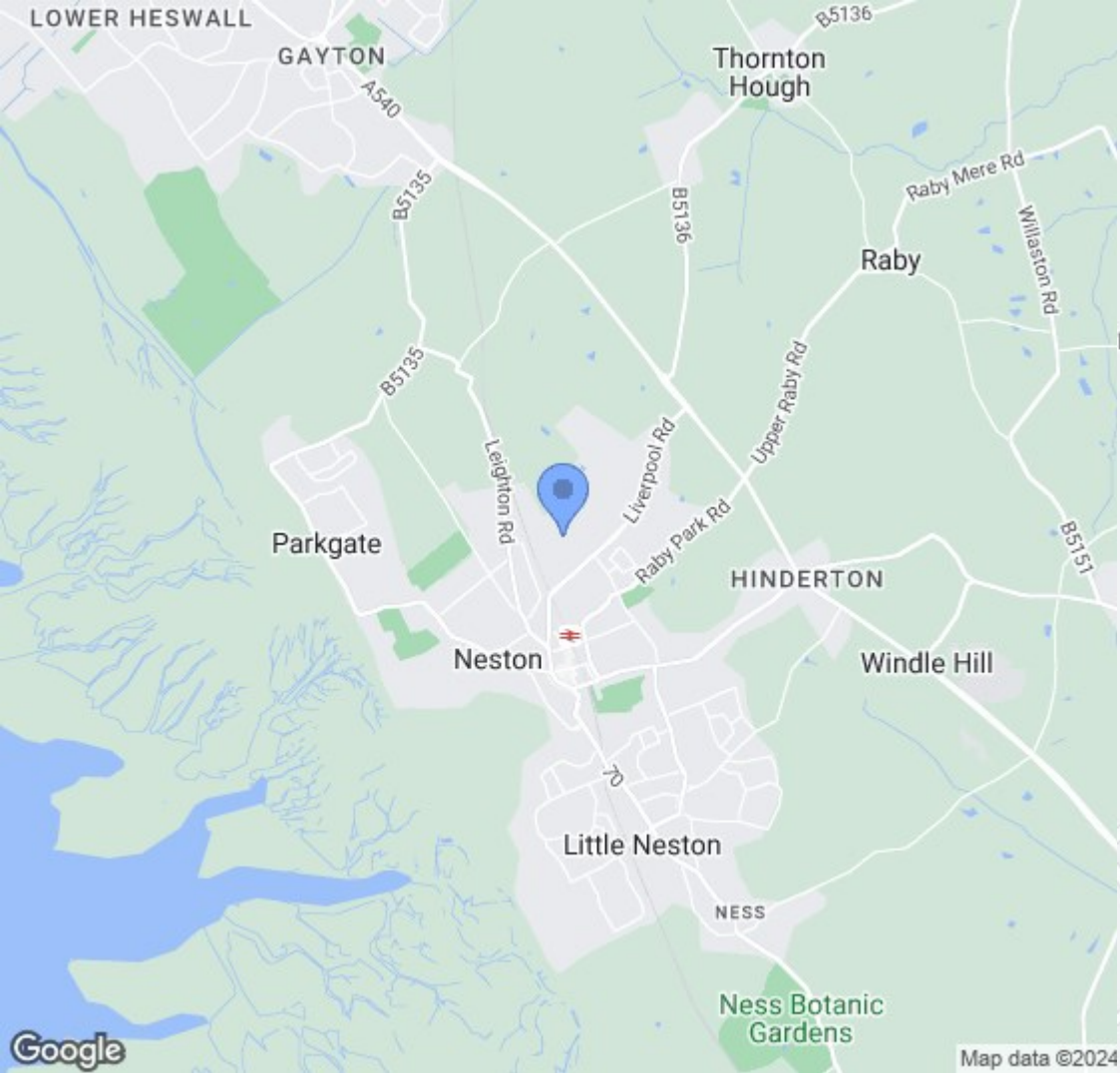




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Location Map

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