



Constables
SALES & LETTINGS

Springcroft

Parkgate, Neston

£475,000

Constables is delighted to offer to the market this four-bedroom detached home in a popular Cul-De-Sac in Parkgate. The property enjoys a private plot that adjoins school playing fields and is stones throw from the bustling Parkgate Parade with its array of restaurants, pubs, and cafes.

The property briefly comprises; entrance hall, leading to a downstairs cloakroom and a spacious dining room. An open fireplace adds warmth and charm to the dining area, while double doors open to a light-filled lounge. Here, a log burner crackles for cosy evenings, and underfloor heating ensures year-round comfort. Bi-fold doors seamlessly blend the lounge with the garden, creating an expansive living space perfect for gatherings.

The well-equipped kitchen boasts underfloor heating and bi-fold doors, allowing the fresh air and sunshine to flood in. Velux windows brighten the space, and two sinks with waste disposal units, a built-in dishwasher, and a wine fridge cater to the home chef's every need. A handy utility room completes the ground floor.

Upstairs, there are four well-proportioned bedrooms. The master bedroom has a stylish en-suite, and there is a separate family bathroom.

The rear garden features a large outbuilding and shed, perfect for hobbies or storage. A spacious patio provides a perfect spot for alfresco dining, while a lush lawn stretches towards the school playing fields and parkland.

With ample off-road parking to the front and a location that ticks all the boxes, this detached family home is truly a hidden gem. Don't miss your chance to make it your own!



- Extended Detached Family Home
- Separate Dining Room
- Excellent Parkgate Location
- Council Tax Band: D
- Four Bedrooms
- Kitchen-Breakfast Room and Utility Room
- Landscaped and Private Rear Garden
- Lounge with Log Burner and Bi-folding door onto the patio.
- Two Bathrooms
- Off Road Parking for Several Cars

Entrance Hall

Cloaks / WC

Dining Room

16'1 x 11'10 (4.90m x 3.61m)

Lounge

14'6 x 11'10 (4.42m x 3.61m)

Kitchen / Breakfast Room

15'5 x 14'6 (4.70m x 4.42m)

Utility Room

7'10 x 7'3 (2.39m x 2.21m)

First Floor

Master Bedroom

15'5 x 10'10 (4.70m x 3.30m)

En-Suite

7'10 x 5'3 (2.39m x 1.60m)

Second Bedroom

12'10 x 11'10 (3.91m x 3.61m)

Third Bedroom

11'10 x 8'6 (3.61m x 2.59m)

Fourth Bedroom

8'6 x 7'10 (2.59m x 2.39m)


Family Bathroom

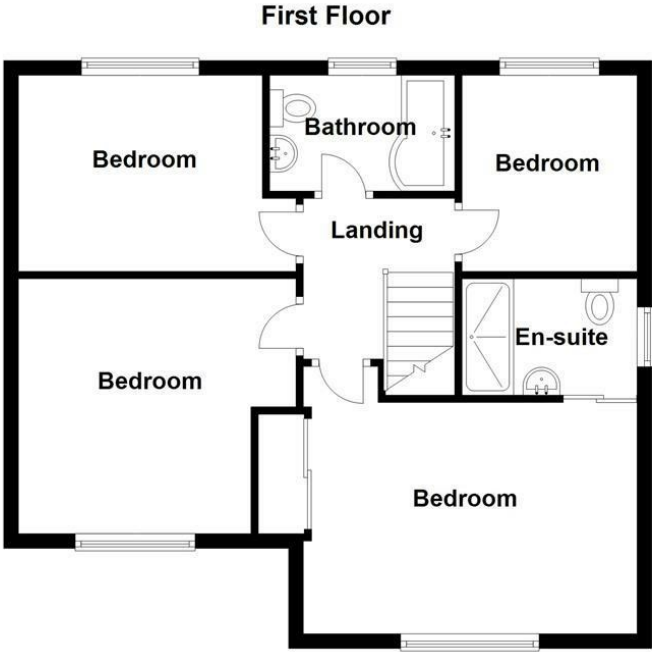
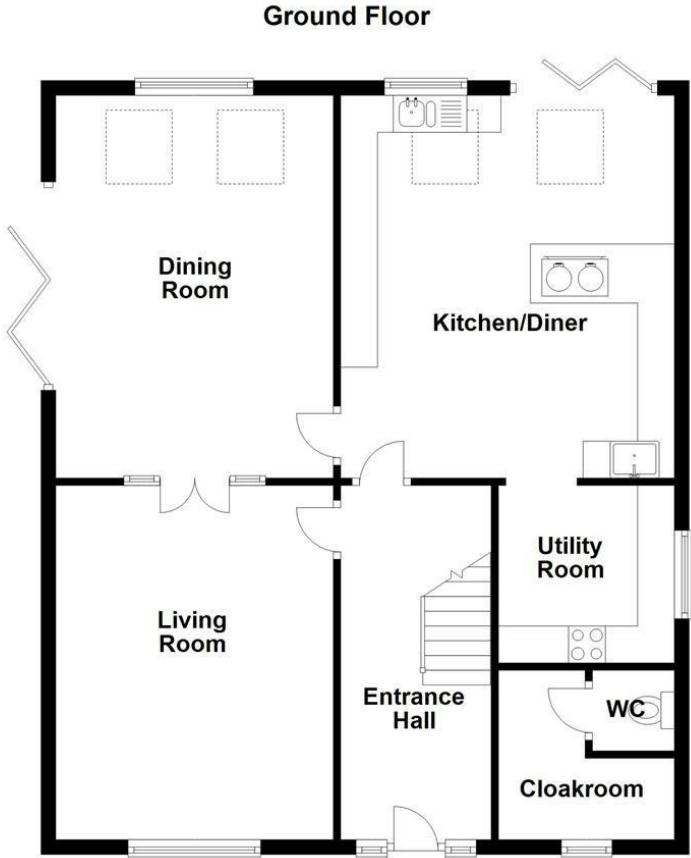
8'1 x 5'3 (2.46m x 1.60m)



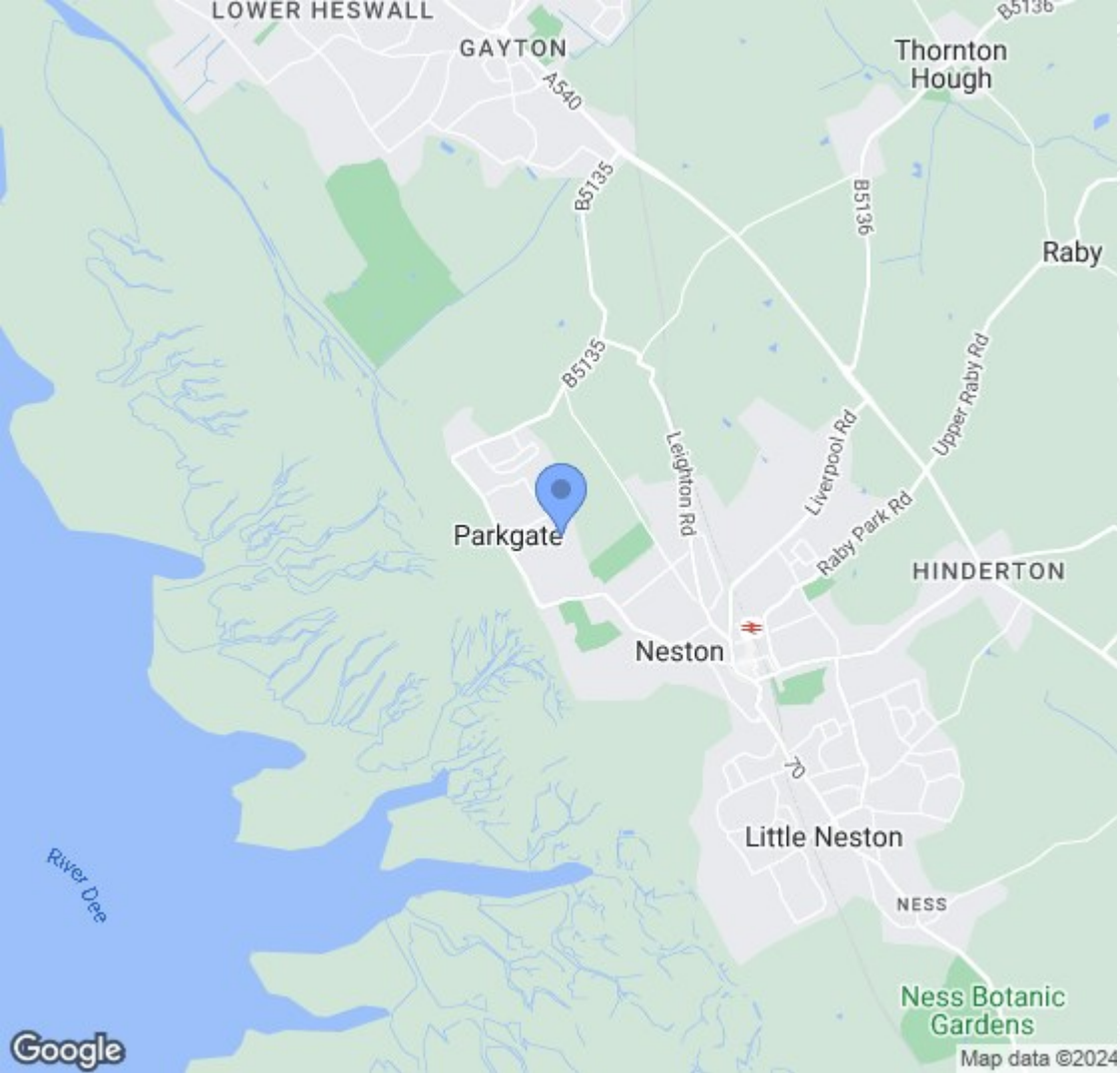


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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	



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



Location Map

Constables

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