

DRAFT DETAILS

Constables
SALES & LETTINGS



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2 Well Close Neston CH64 4EE

£475,000 Offers Over



- Detached Family Home
- Four Bedrooms
- Open Plan Kitchen / Diner
- Lounge & Conservatory
- Two Bathrooms
- Beautifully Landscaped Garden
- Off Road Parking for Several Cars
- Sought After Location in the Village of Ness, Cheshire
- Views Over The Dee Estuary
- Council Tax Band: F

Constables is delighted to offer to the market this stunning four-bedroom detached family home sitting on a quiet cul-de-sac in the sought-after location of Ness, boasting first-floor views of the Welsh Estuary, a master bedroom with an en-suite bathroom, a large utility room and a garden room.

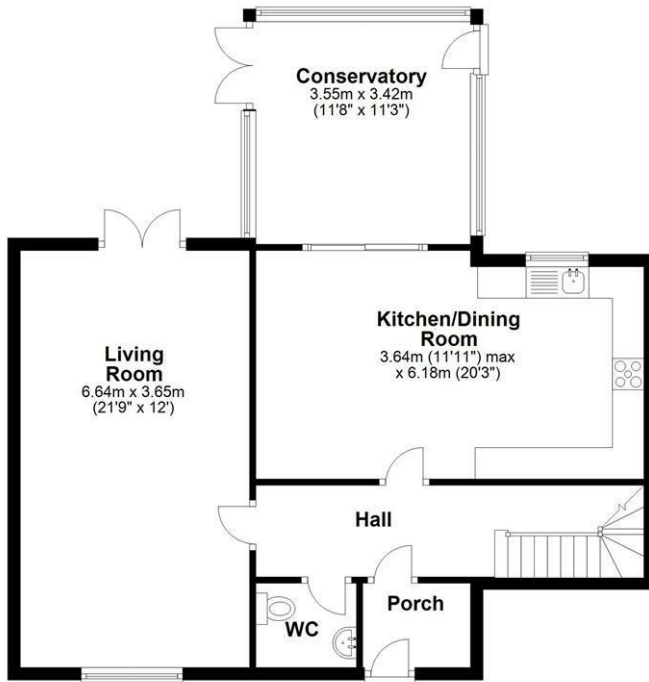
The accommodation comprises a bright entrance hall with a guest WC, a well-proportioned through-lounge with a log-burning stove and French doors to the rear garden, and an open-plan, family-friendly kitchen/dining room with solid wood units that leads to a sunny conservatory. Upstairs, the master bedroom has a superb en-suite, and there are three further good-sized bedrooms and a contemporary family bathroom.

Outside, the property is approached via a block-paved driveway providing off-road parking for several cars, and a side gate gives access to the attractive rear garden, which features a paved patio area for entertaining, an arbor, and steps leading to a lawn surrounded by fencing, mature hedges, and shrubs.

This property needs to be viewed to appreciate what is on offer.

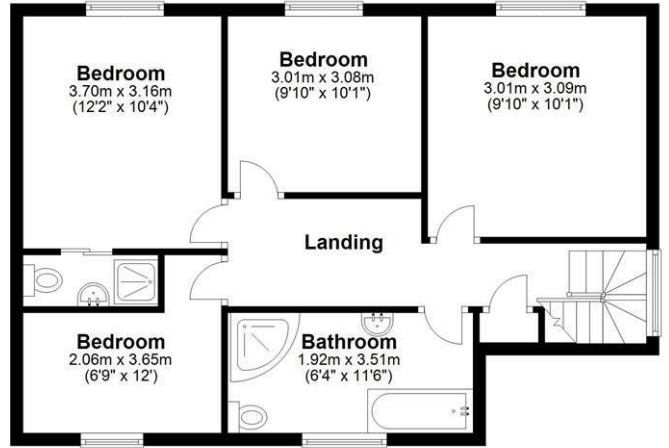
Ground Floor

Approx. 73.7 sq. metres (793.1 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



Total area: approx. 135.6 sq. metres (1459.8 sq. feet)

Constables, Neston

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Porch

Entrance Hall

W/C

Lounge
21'9 x 12'1

Kitchen / Diner
20'3 x 11'11

Conservatory
11'8 x 11'1

First Floor

Master Bedroom
12'2 x 10'4

En-suite

Second Bedroom
12'00 x 6'9

Third Bedroom
10'2 x 9'11

Fourth Bedroom
10'2 x 10'0

Family Bathroom





