



**Constables**  
SALES & LETTINGS

Bluebell Lane , Neston

£650,000

Constables are delighted to offer to the market this exceptional character four bedroom detached family home at the end of the private Bluebell Lane. Nestled amongst a tree lined lane and backing onto acres of greenbelt land this property offers a superb amount of semi rural feel whilst being in close proximity of Neston and Willaston.

The property has a large front garden with a large well established pond, off road parking for several cars and a lot of potential for modernization, the property also benefits from a full alarm system.

The property briefly comprises, entrance hall, snug with feature fireplace, dining room with door out onto the front of the property, kitchen / breakfast room with dual aspect windows tiled floor and utility room leading off the breakfast room. The kitchen features a wide range of low and high level storage units along with integrated appliances, electric induction hob and overhead extractor fan.

To the other end of the property there is a lounge with window to the front of the property and stone feature fireplace.

Upstairs there are four bedrooms the master of which enjoying fitted wardrobes and an original feature window along with a family bathroom with white three piece suite.

Externally to the front of the property there is gated access to the driveway, a large pond sits in front of the property with a wrap around garden and two seating areas have been created to the top right hand corner of the plot, a large open double garage currently utilized as storage / workshop with hard-standing being to accommodate a storage shed and greenhouse.

Viewings are essential on this property to appreciate what is on offer.





# Constables

SALES & LETTINGS

- Four Bedroom Detached Character Property
- Excellent Semi-Rural Location
- Views over acres of Fields
- Off Road Parking for Several Cars
- Well Established Plot
- Potential for modernisation
- Double Glazed and Central Heating System

### Entrance Hall

### Lounge

14 x 9'8 (4.27m x 2.95m)

### Dining Room

14 x 11'4 (4.27m x 3.45m)

### Kitchen / Breakfast Room

14 x 7'11 (4.27m x 2.41m)

### Utility Room

### Snug

14 x 8'6 (4.27m x 2.59m)

### First Floor

### Master Bedroom

12'9 x 8'1 (3.89m x 2.46m)

### Second Bedroom

10 x 11'11 (3.05m x 3.63m)

### Third Bedroom

10 x 9'7 (3.05m x 2.92m)

### Fourth Bedroom


7'10 x 8'7 (2.39m x 2.62m)

### Family Bathroom



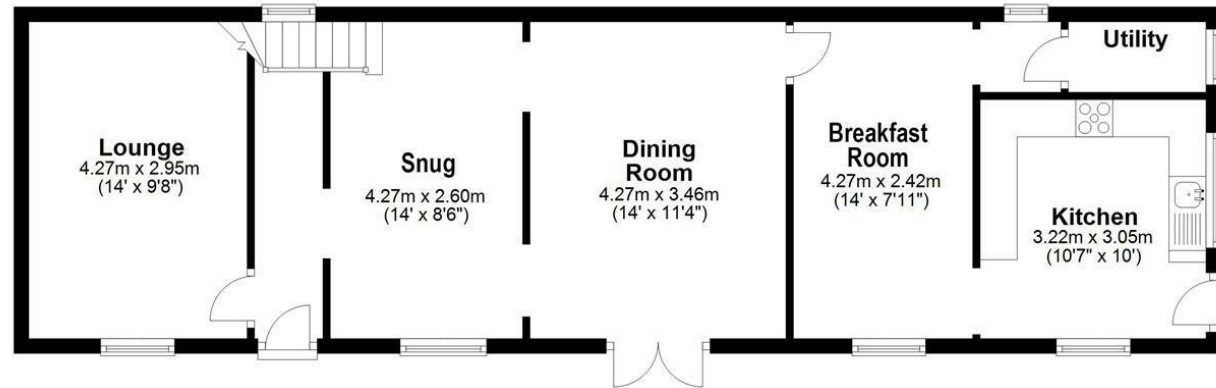


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	

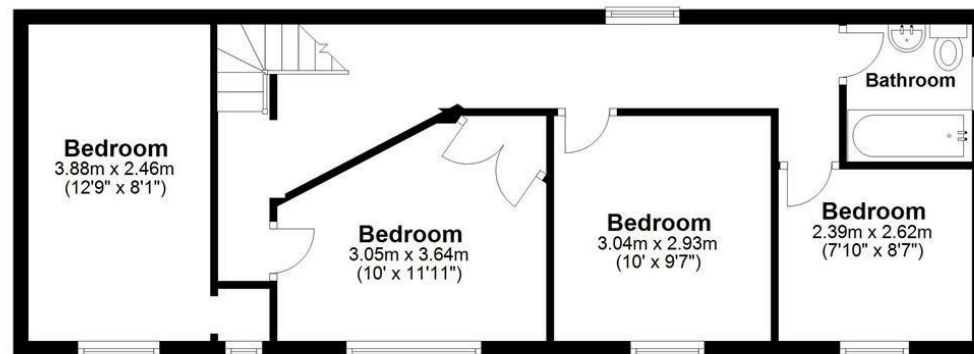
## Ground Floor

Approx. 67.9 sq. metres (730.6 sq. feet)



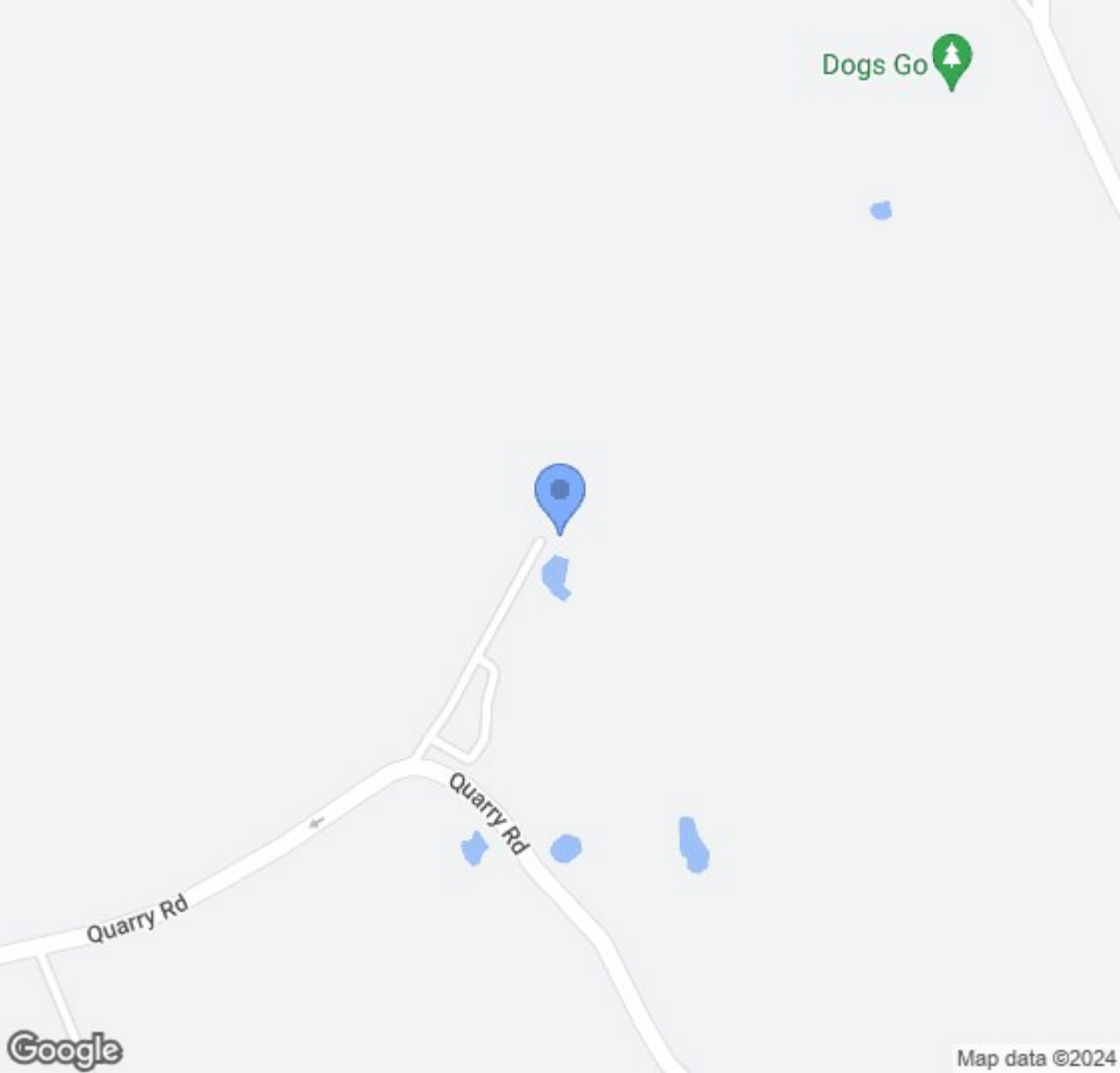
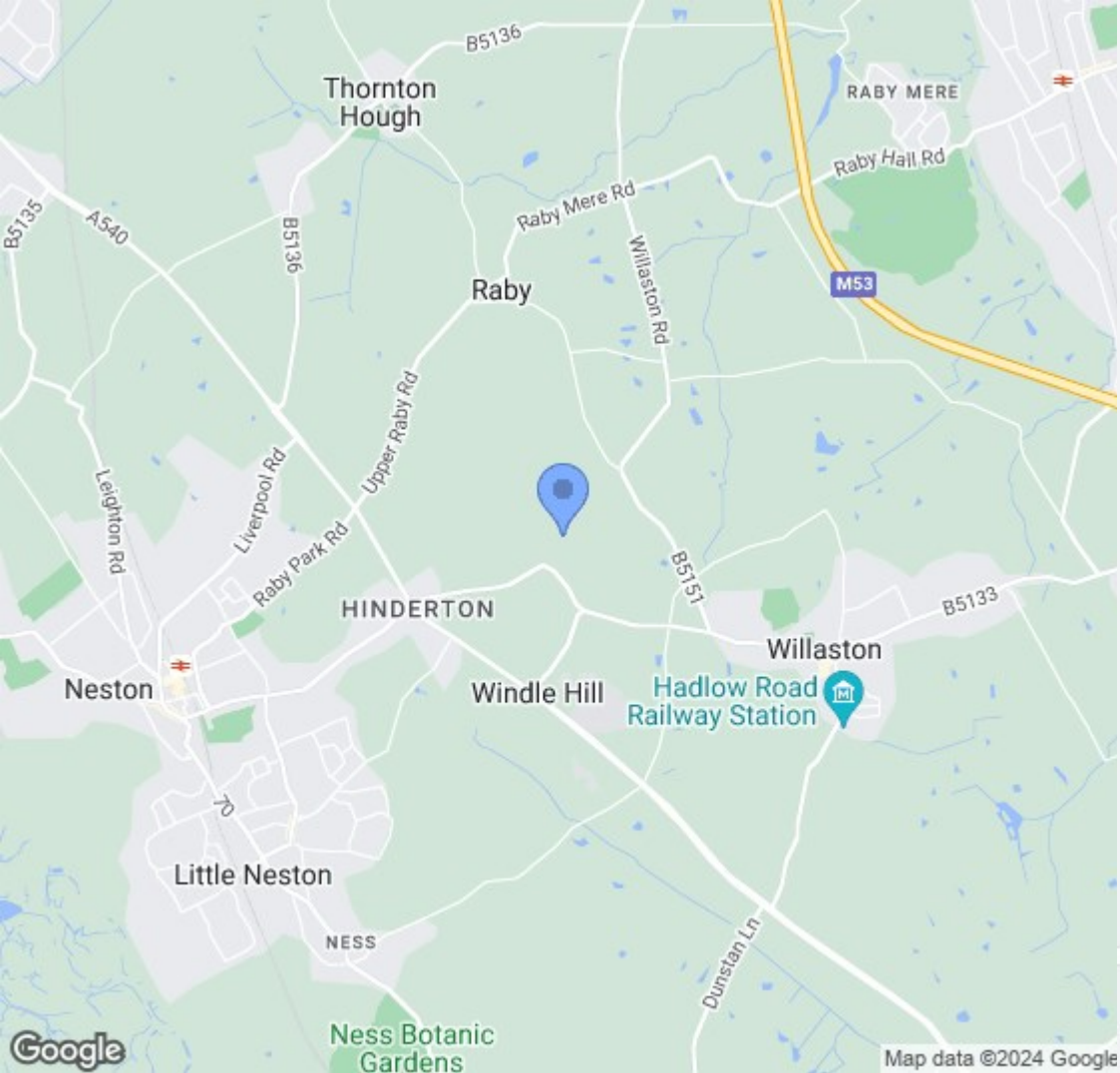
## First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

**Roselea Cottage, Neston**



## Location Map

# Constables

S A L E S   &   L E T T I N G S

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