

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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**26 Earle Drive Neston CH64**

**£900,000**



- Five Bedroom Detached Family Home
- Highly Sought After Parkgate Location
- Stunning Character Features
- Fully Rewired and Replastered
- Large and Private Rear Garden
- Two Drives and Double Garage

Constables is delighted to offer to the market this outstanding detached family home on arguably the most sought after road of Parkgate. Featuring two entrances, a two-car garage, large and versatile accommodation and a superb and private rear garden this property ticks all of the boxes.

The entrance leads to a large foyer with two adjoining living areas, a pantry, a breakfast nook, and a kitchen. Beyond the kitchen, there's a laundry room which houses the modern water tank and access to the large rear facing conservatory. There's also a storage room, a cloakroom, and WC to the ground floor.

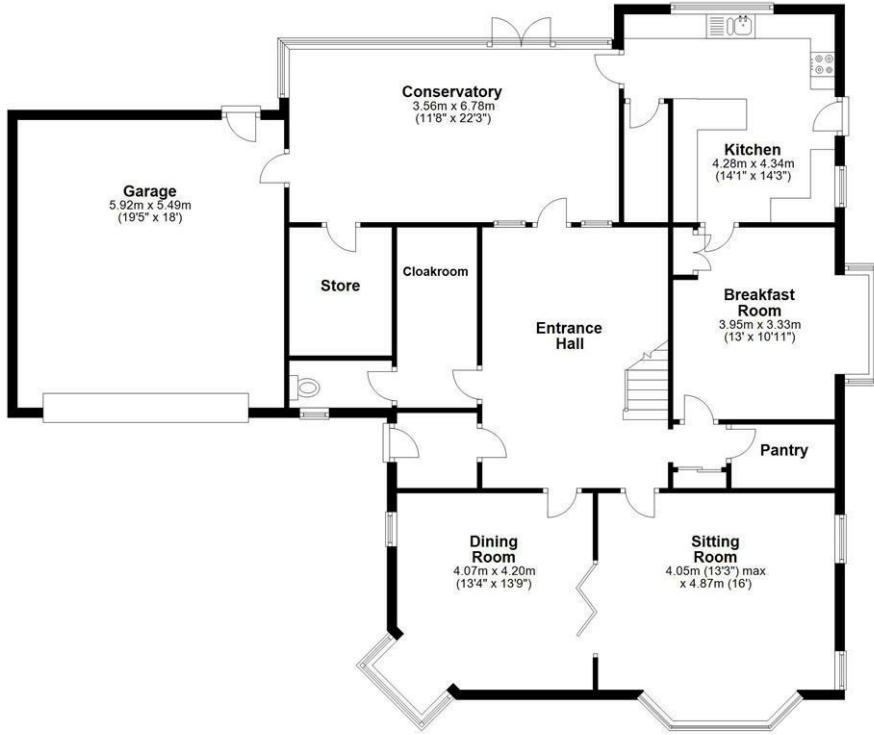
Upstairs to the first floor there are four double bedrooms and an additional single room. The family bathroom has recently been modernized to a very high standard and features a double base shower and roll top bath.

This home is adorned with some remarkable features and still holds much of its original allure. The present owners have begun extensive improvements and completed a full rewire of the property, upgraded the heating system and replastered every room.

Outdoors, the back garden offers ample space.

**Ground Floor**

Approx. 172.3 sq. metres (1854.1 sq. feet)



**First Floor**

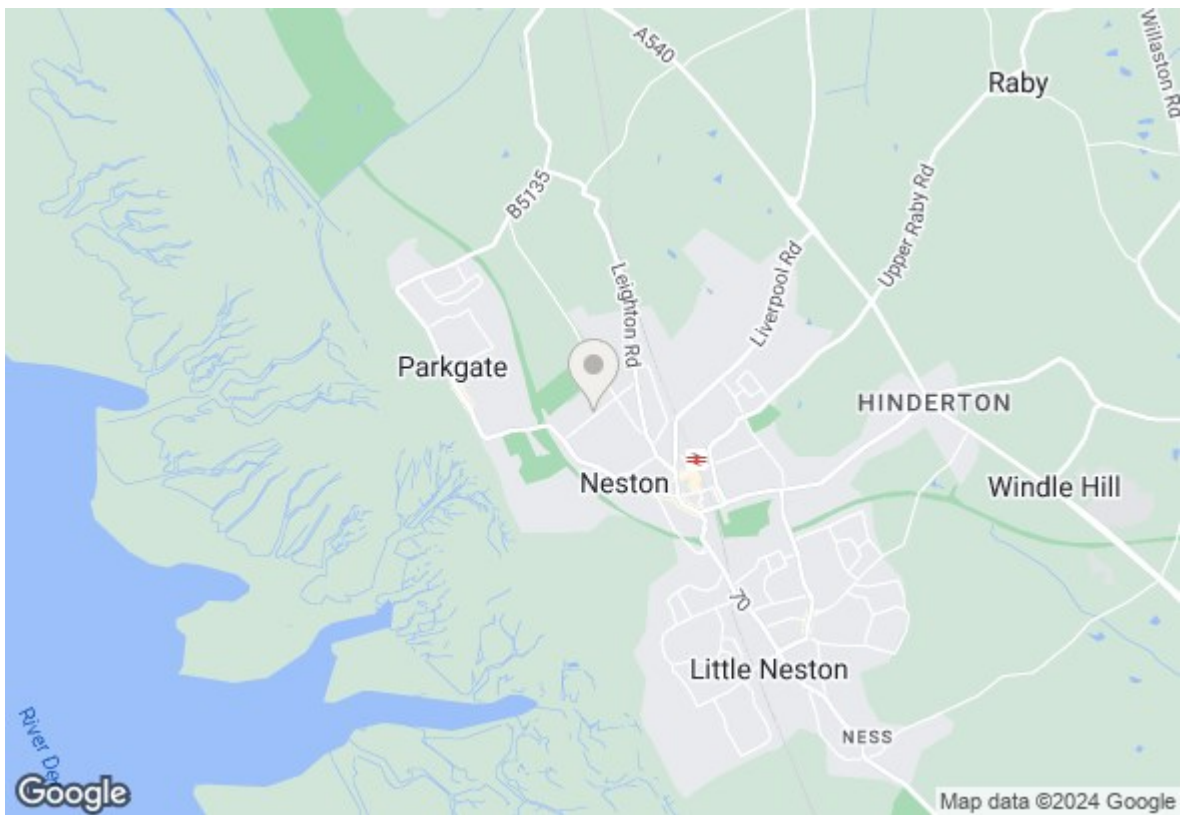
Approx. 92.7 sq. metres (998.2 sq. feet)



Total area: approx. 265.0 sq. metres (2852.4 sq. feet)  
**Constables, Neston**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Porch**

**Entrance Hall**

**Sitting Room**

**15'11 x 15'2**

**Dining Room**

**13'9 x 13'13**

**Cloaks**

**Storage**

**Kitchen**

**14'3 x 14'1**

**Conservatory**

**23'3 x 11'8**

**Breakfast Room**

**13'0 x 10'9**

**Pantry**

**Double Garage**

**First Floor**

**Master Bedroom**

**15'11 x 13'5**

**Second Bedroom**

**13'10 x 13'7**

**Third Bedroom**

**14'2 x 9'11**

**Fourth Bedroom**

**11'4 x 7'8**

**Fifth Bedroom / Study**

**10'0 x 7'8**

**Bathroom**

