



Constables
SALES & LETTINGS

Laburnum Farm Ness, Neston

£450,000

Constables is delighted to offer for sale this three storey town-house located in a highly desirable courtyard setting in the semi-rural village of Ness.

This property provides incredibly spacious accommodation that very well-presented and ideal for modern living.

The properties in this development are incredibly sought after and this particular property is no exception especially with the added bonus of a double garage and a large outbuilding at first floor level that would make a perfect home office.

The stylish accommodation is arranged over three floors and comprises of a welcoming entrance hallway which provides access to the integral garage and has stairs leading to the first floor and a built in storage cupboard. On the first floor there is a large lounge with wood burning stove, kitchen-dining room, bedroom with en-suite shower room, and a separate bathroom. On the second floor are two further bedrooms, the spacious master bedroom has a dressing room and en-suite bathroom with walk in shower.

There are French doors leading from the kitchen dining room on to a first floor walled garden, from here there is further accommodation which would make an ideal home office. At the front of the property there is off road parking for two vehicles.

This stunning executive residence is available to purchase with no onward chain and early viewing is essential.





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- Three Storey End-Town House
- Wall Garden & Large Outbuilding
- Good-sized Lounge
- No Onward Chain
- Spacious & Well-presented Accommodation
- Three Bedrooms
- Kitchen-Dining Room
- Off Road Parking & Double Garage
- Three Bathrooms
- Sought After Location

Location

The property is located in the much sought after semi-rural area of Ness. Ness is situated on the outskirts of Neston, and has a village pub and botanical gardens to enjoy. The RSPB Dee Estuary Nature Reserve is also close by providing access to the Wirral Way and Dee Marshes cycle path. The location is ideal for the outdoor enthusiast with many walking, cycling and dog walking routes on the door step.

The market town of Neston is approximately 1 mile away. Neston offers a comprehensive range of amenities including supermarkets, independent retailers as well as a number of restaurants, inns and cafes. A weekly market is held on a Friday. Chester High Road is a short drive away which gives access to the motorway network and larger commercial centres of the region. The property is also in the catchment area for highly regarded primary, secondary and Grammar schools. There are many sporting and leisure facilities on the Wirral including Royal Liverpool Golf Club, Neston Cricket Club, West Kirby sailing club. Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 29 miles. Manchester Airport: 39 miles

Vestibule Entrance

A door opens to the vestibule entrance with tiled flooring and doorway through to the hallway.

Entrance Hall

With central heating radiator, walk in storage area, large under stairs cupboard, door to integral garage and stairs to first floor.

Landing

Window to rear elevation, two wall light points,

doors to lounge, kitchen-dining room, bedroom three, and bathroom. Stairs to second floor.

Lounge

19'4" x 14'2" (5.89m x 4.32m)

Double glazed windows to front and rear elevations, two central heating radiators, and fireplace with stone hearth and wood burning stove.

Kitchen-Dining Room

17'9" max x 13'3" max (5.41m max x 4.04m max)
The kitchen is fitted with a comprehensive range of wall, drawer and base units in a white high gloss finish with chrome handles, under cupboard lighting and roll edge work surfaces over. Integrated double electric oven and grill and separate 5 burner gas hob with extractor unit over. Integrated larder fridge and space and plumbing for dishwasher. Laminate flooring and tiled splash backs, two central heating radiators and space for dining table and chairs. Double glazed windows and French doors leading out to the walled garden.

Bedroom Two

12'10" to wardrobes x 12'3" (3.91m to wardrobes x 3.73m)

Double glazed window and French doors opening to a Juliette balcony, central heating radiator, built in wardrobes and door to en-suite.

En-suite

Double shower cubicle, pedestal wash hand basin and WC. Tiled walls with decorative mosaic border, tiled floor, and window to front elevation.

Bathroom

Double ended bath, wash hand basin and WC. Tiled walls, and floor, and window.

Landing

Double glazed window to rear, two wall light points, and large storage cupboard/walk in wardrobe.

Bedroom One

17'9" x 12'11" (5.41m x 3.94m)

Double glazed windows to front and side and French doors opening out on to a Juliette balcony. Two radiators and doors to dressing room and en-suite.

En-suite Bathroom

11'6" x 6'2" (3.35m x 1.88m)

Suite comprising bath, pedestal wash hand basin, WC and walk in shower cubicle with rainfall shower and shower attachment. Part tiled walls, tiled floor, shaver point and window to rear.

Dressing Room

6'2" x 5'10" (1.88m x 1.78m)

Window, and radiator.

Bedroom Three

18'2" x 12'8" (5.54m x 3.86m)

Sloping ceilings with exposed beams and two Velux windows. Radiator, and under eaves storage space.

Garden

To the front of the property is a driveway providing parking for two vehicles, and a small lawned garden. To the rear of the property on the first floor is a paved walled garden that leads to a large outbuilding suitable for use as home office.

Outbuilding

181'6"8" x 75'0"0" (553.72 x 228.6)

18'2" x 7'6" (5.54m x 2.29m) Double doors, windows, power and light.

Garage

20'3" x 8'8" (6.17m x 2.64m)

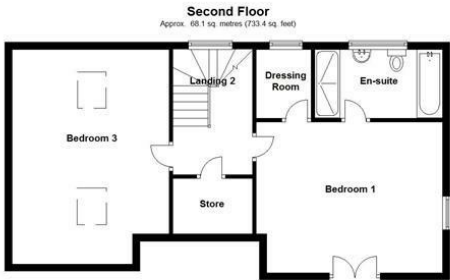
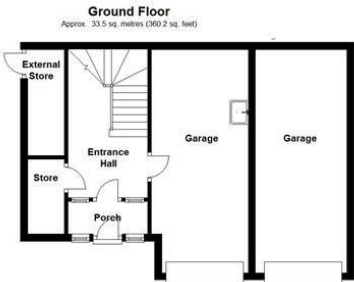
Up and over door, power and light. Space and plumbing for washing machine and tumble drier and sink.





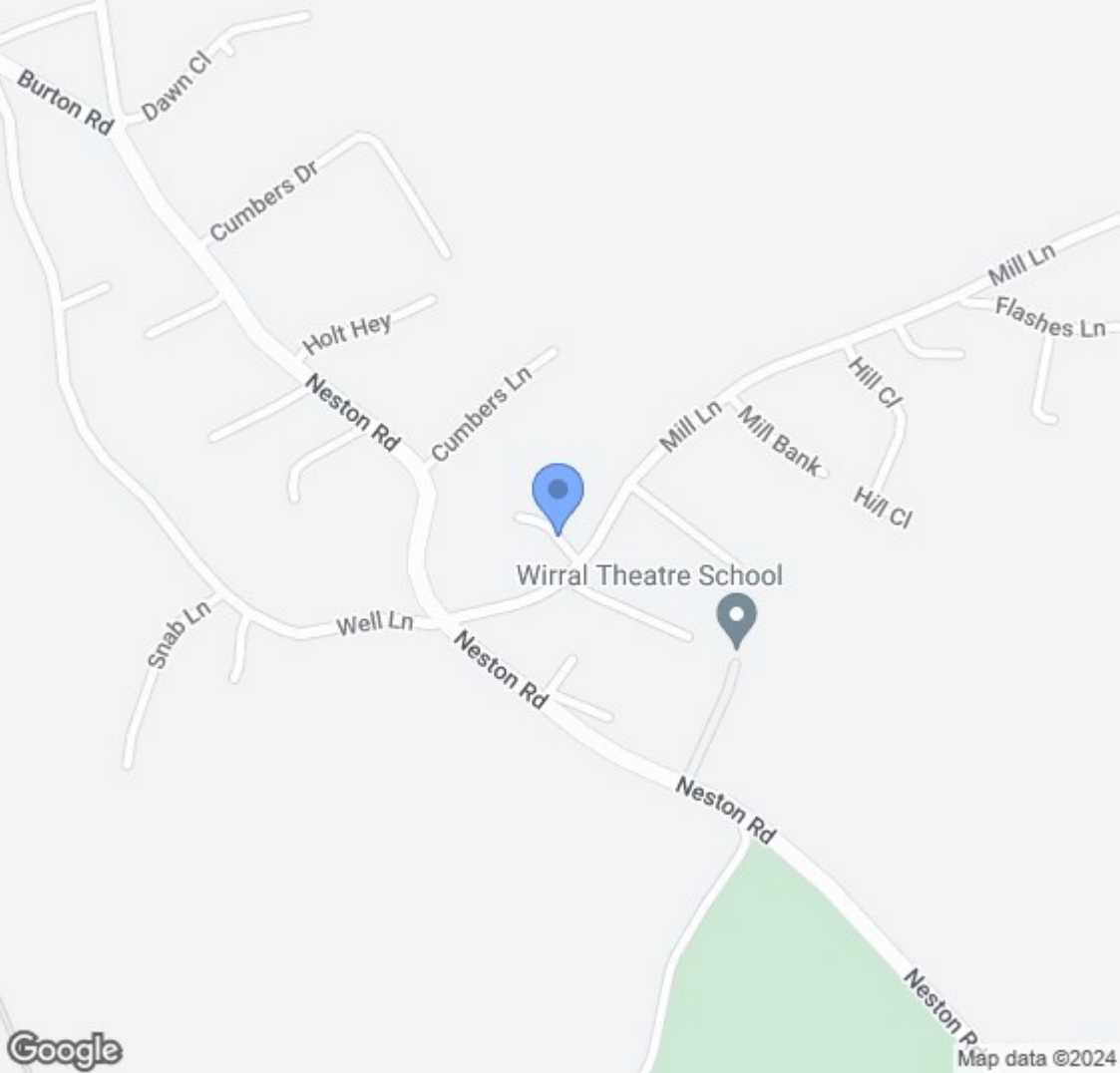
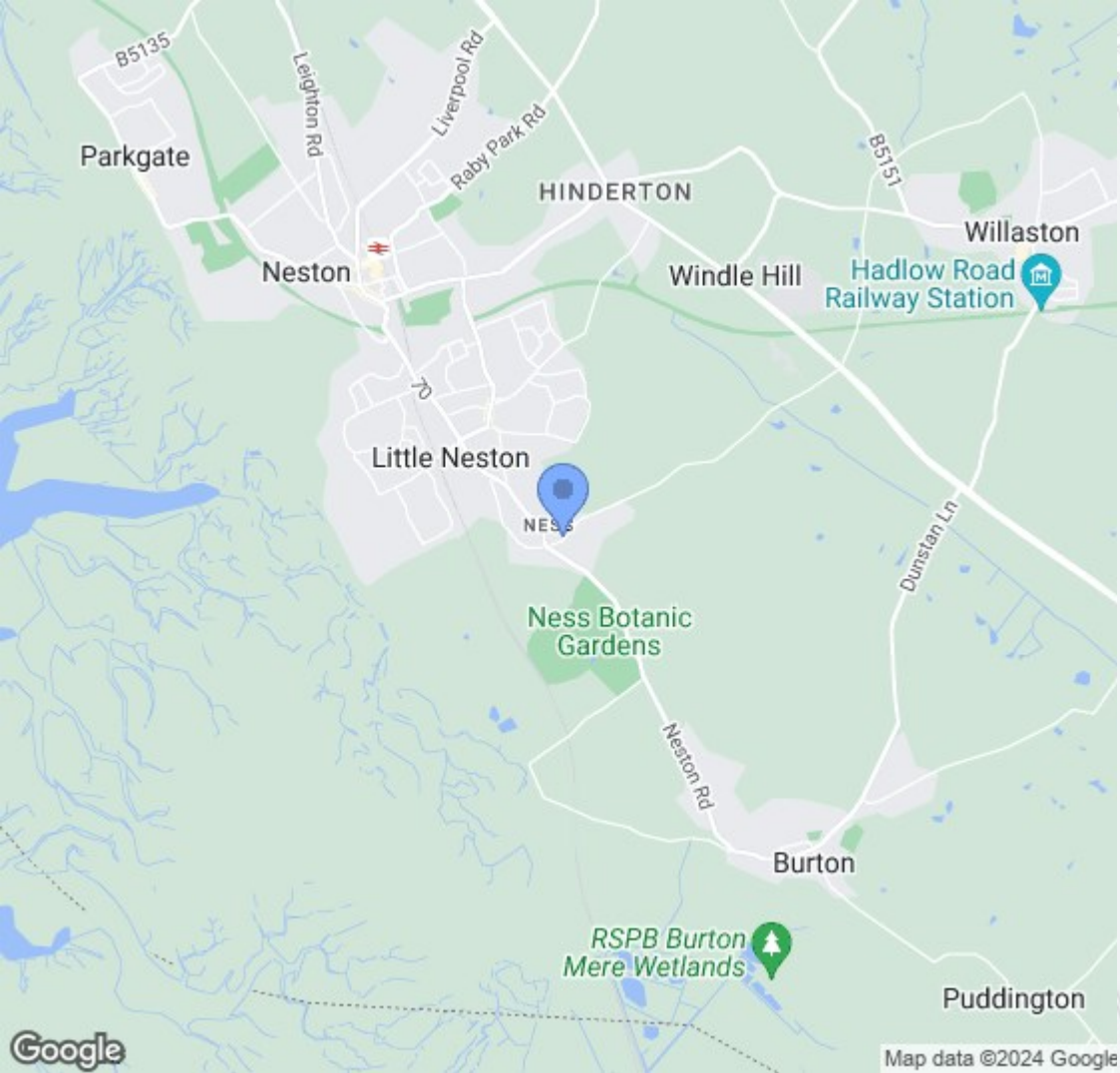
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	68	78
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 222.5 sq. metres (2394.6 sq. feet)

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, omission, or mis-statement. This plan is for illustrative purposes 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 PlanIt®.



Location Map

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