

DRAFT DETAILS

Constables
SALES & LETTINGS



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33 Sunningdale Way Little

£335,000



- Two Bedroom Detached Bungalow
- Quiet Little Neston Location
- Off Road Parking and Garage
- Private South Facing Rear Garden
- Excellent Fit and Finish Throughout
- Ready to Walk in and Put Bags Down

Constables are delighted to offer to the market this exceptionally well presented two bedroom detached bungalow located in a quiet cul-de-sac close to the Dee Estuary.

The property is presented to an exceptional standard with quality fittings and finishes throughout, occupies a large and private south facing corner plot and has off road parking full multiple cars along with a detached garage.

The accommodation briefly comprises; entrance hallway, spacious lounge open plan to a dining room, side conservatory and kitchen. There are two bedrooms, a stylish bathroom and second conservatory opening out on to the rear garden and patio.

The rear garden is very private and enjoys a sunny aspect with a tiered landscaped garden.

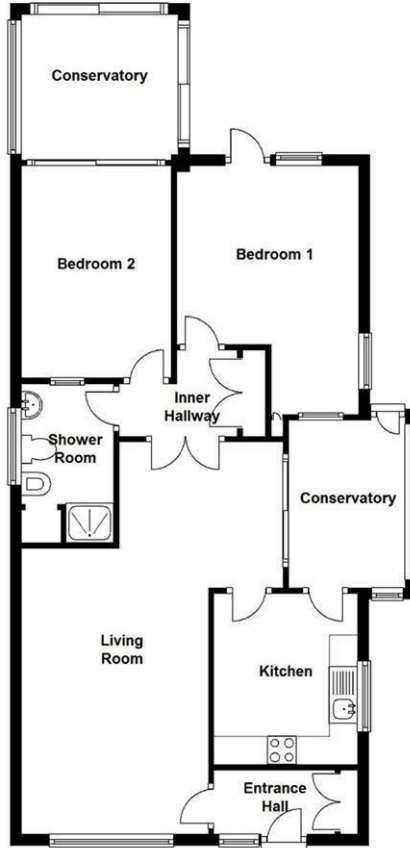
The property also has a garage with electric up and over door and a driveway for several vehicles.

The property is close to the banks of the Dee Estuary which link to the Wirral Way, and there are bus links close to the property. The market town of Neston is a short distance away which offers an excellent range of amenities including independent retailers, supermarkets, high street banks, restaurants and transport links.

The beautiful home must be viewed to be appreciated

Ground Floor

Approx. 78.9 sq. metres (849.2 sq. feet)



Total area: approx. 78.9 sq. metres (849.2 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, 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hallway

Lounge
16'6" x 10'9"

Dining Room
9'4"x 8'10"

Kitchen

Conservatory
8'5" x 6'9"

Inner Hallway

Bedroom One
14'4" x 10'5"

Bedroom Two
12'2" x 8'7"

Conservatory
9'1" x 8'5"

Bathroom

Gardens

Garage
17'5" x 8'11"

