

DRAFT DETAILS

Constables
SALES & LETTINGS



4



3



3



D

6 Woodfall Grove NESTON

£595,000



- Four Double Bedroom Detached Family Home
- Exclusive Cul-De-Sac Location
- Large Front and Rear Garden
- Master Bedroom With En-suite
- Studio / Office Space in Garden
- Off Road Parking and Garage

Constables are excited to present this spacious four-bedroom detached family home located in an exclusive cul-de-sac in Little Neston. The property is well-maintained and features a generous frontage, providing off-road parking for multiple cars. Additionally, it boasts a beautiful rear garden with gate access, perfect for children walking to Woodfall School.

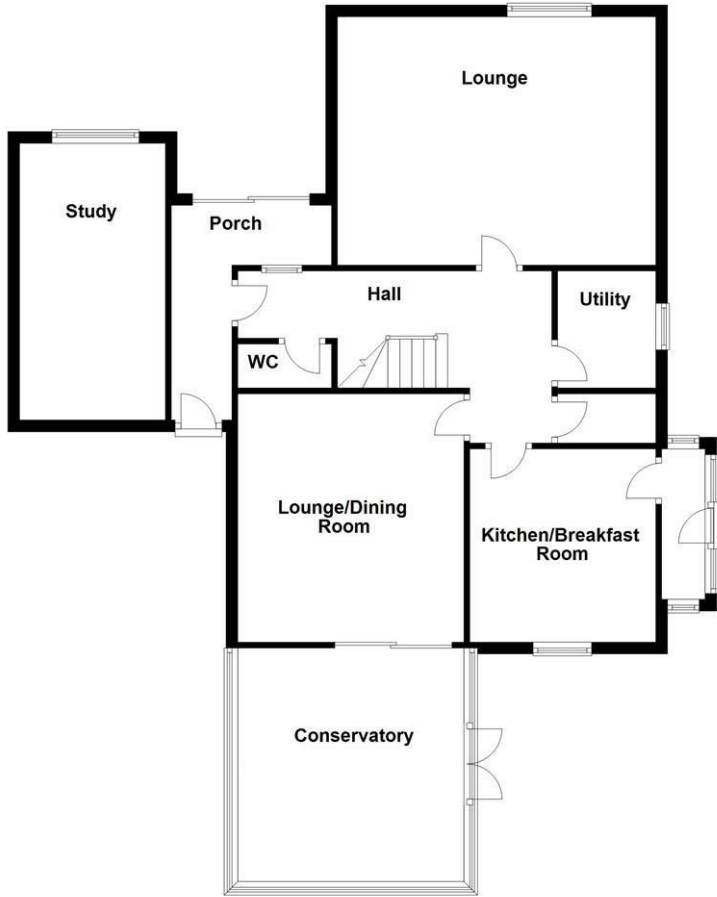
The property comprises an entrance hall, a lounge with a feature fireplace and dual aspect windows, a kitchen with a wide range of low and high-level storage, integrated appliances, and garden views, a dining room with sliding doors leading into the conservatory. There is also a WC and a utility room on the ground floor.

Upstairs, there are four double bedrooms, with the master bedroom benefiting from fitted wardrobes and a spacious en-suite bathroom.

Externally, the front of the property features off-road parking for several cars along with a car port and a very large front lawn ideal for family games with large hedges providing exceptional privacy. This can be enjoyed from both a patio area and the conservatory. The rear of the property offers a large garden with mature trees and planted boundaries, an elevated tiered decking that offers useful outside seating with concealed perimeter lighting, and a spacious greenhouse. Additionally, a large sizeable wooden studio which lends itself to garden room, home office, teenager lounge or gym space

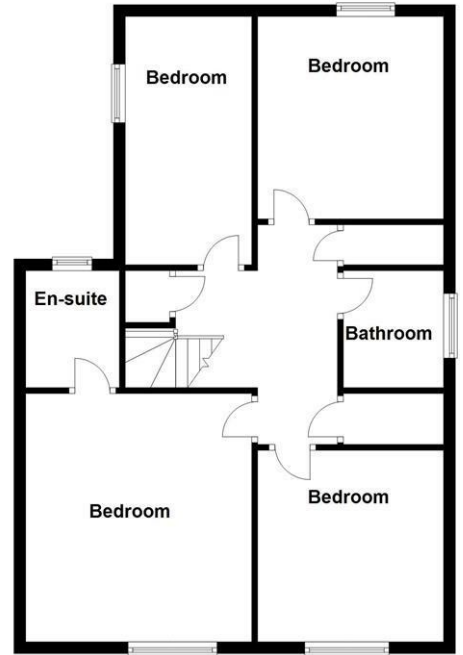
Ground Floor

Approx. 105.0 sq. metres (1129.9 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.8 sq. feet)



Total area: approx. 173.8 sq. metres (1870.6 sq. feet)

6 Woodfall Grove, Little Neston, Wirral

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

Lounge
17'10"x 13'11"

W/C
4'7"x 4'9"

Kitchen / Breakfast Room

Utility Room
8'10" max x 5'6"

Garage / Study
15'10" x 8'2"

Dining Room
13'11"x 12'9"

Conservatory
12'4" x 11'4"

First Floor

Master Bedroom
14' x 12'9" max

En-suite
8'9"x 5'3"

Second Bedroom
10'10" max x 10'7"max

Third Bedroom
14'x 8'1"

Fourth Bedroom
11'x 9'7"

Location
LOCATION

The property is located in a sought-after area, within walking distance to a small parade of shops in the village of Little Neston, and is also close to Ness.

The market town of Neston is approximately 1 mile away. Neston offers a comprehensive range of amenities including supermarkets, banks, independent retailers as well as a number of restaurants and inns and cafés. 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; Woodfall primary school is within walking distance which received OFSTED outstanding report,

There are many sporting and leisure facilities on the Wirral including Royal Liverpool Golf Club, Neston Cricket Club, and West Kirby sailing club.

Approximate Distances:

Chester: 11 miles

Liverpool: 12 miles
Liverpool Airport: 29 miles
Manchester Airport: 39 miles

Family Bathroom
8'10½ x 5'6"

