



Constables
SALES & LETTINGS

Woodfall Grove

Little Neston, NESTON

£575,000



Constables are excited to present this spacious four-bedroom detached family home located in an exclusive cul-de-sac in Little Neston. As one of the largest properties in the cul-de-sac this 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. The property additionally benefits from hardwired internet in the downstairs study and garden studio.

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 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 sizeable wooden garden studio lending itself to, home office, teenager lounge or gym space.



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

Entrance Hall

Lounge

17'10"x 13'11" (5.44mx 4.24m)

W/C

4'7"x 4'9" (1.40mx 1.45m)

Kitchen / Breakfast Room

Utility Room

8'10" max x 5'6" (2.69m max x 1.68m)

Garage / Study

15'10" x 8'2" (4.83m x 2.49m)

Dining Room

13'11"x 12'9" (4.24mx 3.89m)

Conservatory

12'4" x 11'4" (3.76m x 3.45m)

First Floor

Master Bedroom

14' x 12'9 max (4.27m x 3.89m max)

En-suite

8'9"x 5'3" (2.67mx 1.60m)

Second Bedroom

10'10" max x 10'7"max (3.30m max x 3.23mmax)

Third Bedroom

14'x 8'1" (4.27mx 2.46m)

Fourth Bedroom

11'x 9'7" (3.35mx 2.92m)

Family Bathroom

8'10½ x 5'6" (2.69m½ x 1.68m)

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, cafés and a gym. 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

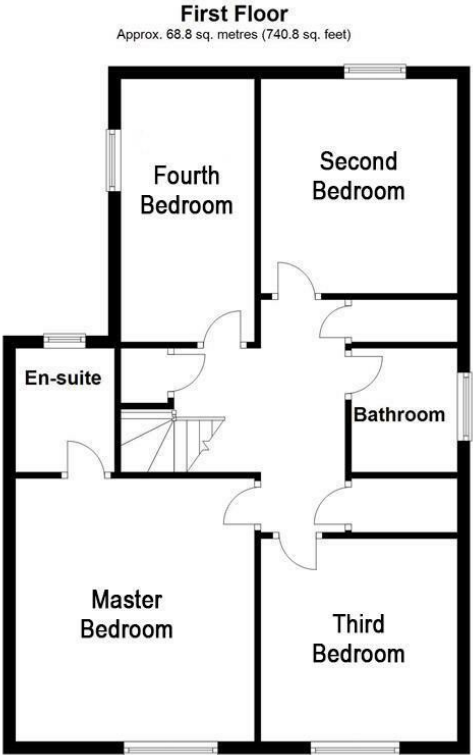
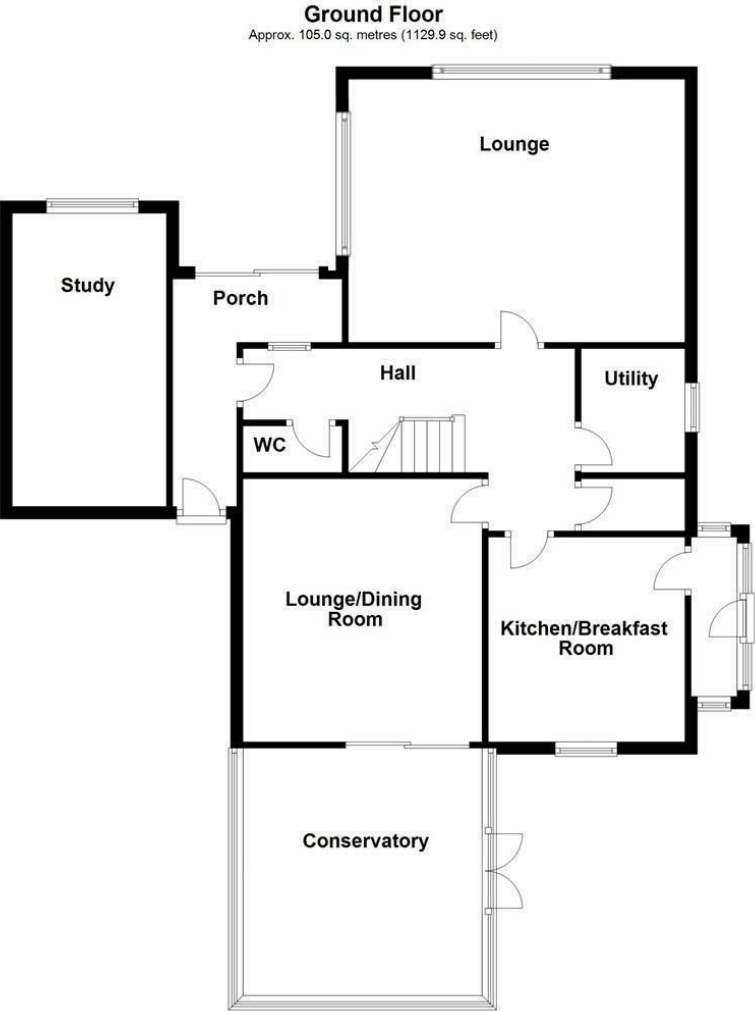
Manchester Airport: 39 miles



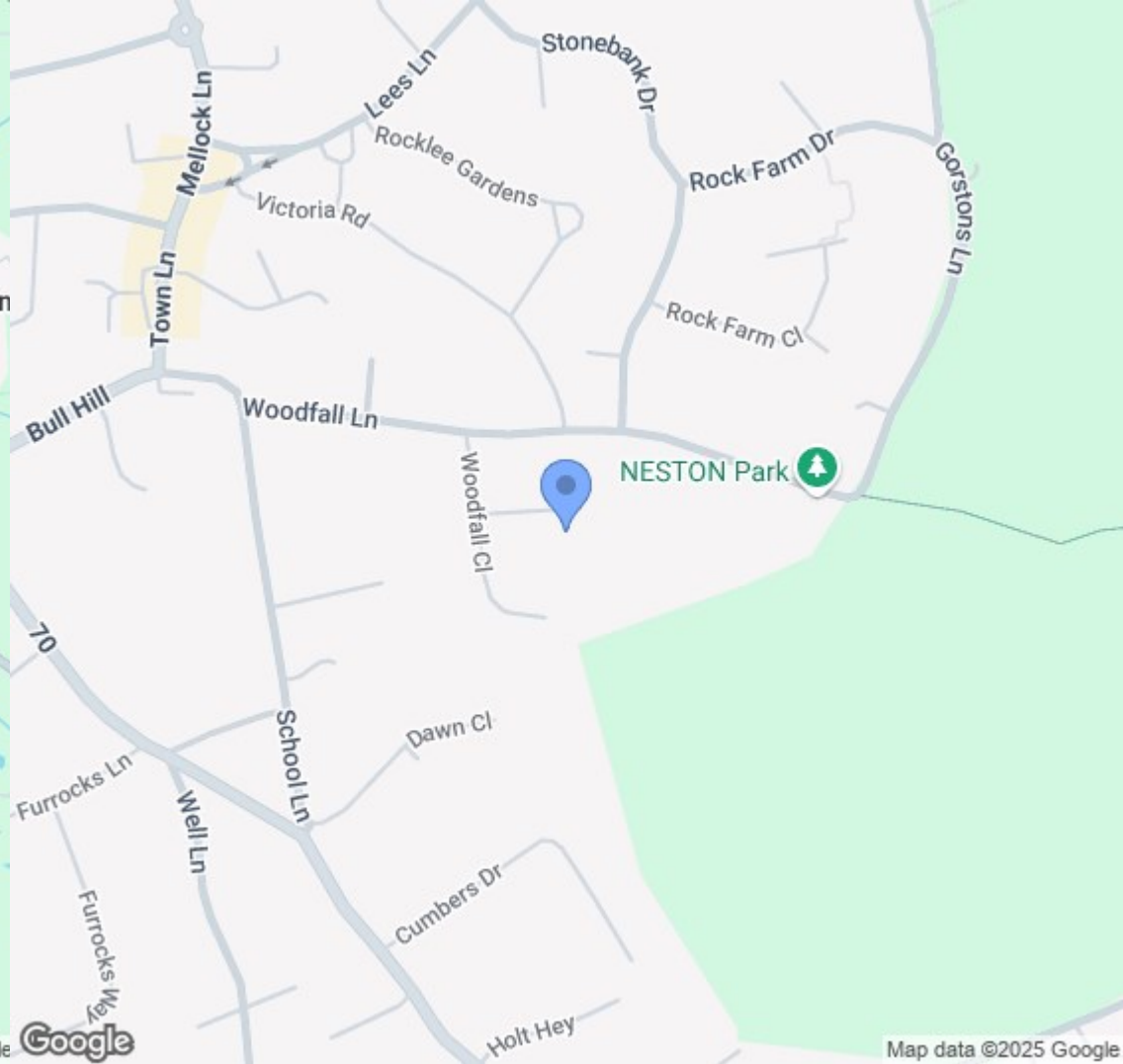
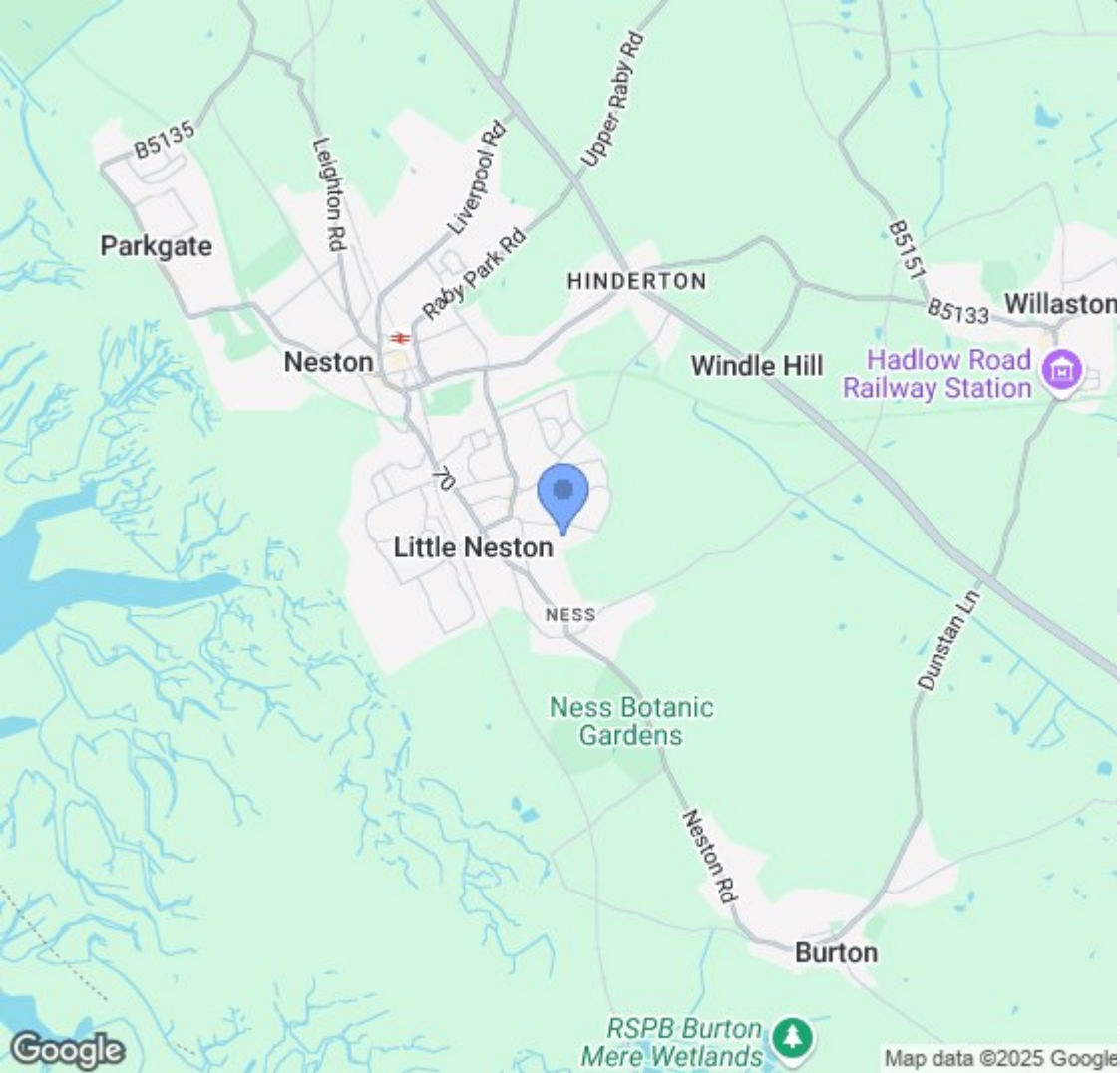


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 173.8 sq. metres (1870.6 sq. feet)
6 Woodfall Grove, Little Neston, Wirral



Location Map

Constables

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