




**Constables**  
SALES & LETTINGS

Mill Lane

Willaston, Neston

£1,250,000





Located on one of the area's most sought after roads, The Poppies is an exceptional detached residence that was constructed in 2018 to an incredibly high specification. The property has been further improved by the present owners who have created an impressive family home that is perfect for modern living.

The property is set back from the road in an established private plot. Double gates with an intercom and fob entry system open to a large driveway, turning area and double garage. As you enter the property there is a stunning reception hallway with galleried landing and useful storage cupboard. The hallway leads to the lounge, and kitchen-living space and the utility room and cloakroom room are also off the hallway. The utility room has a great selection of cupboards, sink, plumbing for appliances and there is a door in to the double garage.

The lounge is a fantastic sized room with double doors out onto the patio. An amazing feature of the property is the open plan kitchen-living space. This huge space is perfect for entertaining and has bi-folding door opening to the patio area. The Mobalpa kitchen has recently been fitted and is designed with the closest attention to detail including 'shark-edge' granite worktops, large breakfast island and fully integrated appliances. Double doors off the kitchen open to an additional reception room which would make an excellent formal dining room or second sitting room.

On the first floor there is a large landing with built in storage and a full-length window which floods the space with natural light. There are four double bedrooms, all with built in wardrobes and there are two en-suite shower rooms and a family bathroom.

At the rear of the property there is a private landscaped garden that is enclosed with mature hedging and fencing. There is a lawn which is edged with raised borders, a large, paved patio area and additional paved seating area with a pergola.





# Constables

SALES & LETTINGS

- Impressive Detached Executive Residence
- Open-plan Kitchen-Living Space
- Three Bathrooms
- Council Tax Band: G (Cheshire West & Chester)
- High Quality Fittings and Finishes Throughout
- Two Further Reception Rooms
- Private Landscaped Garden & Large Driveway
- Highly Sought After Willaston Village Location
- Four Double Bedrooms
- Tenure: Freehold



### Location

The property is located in a highly sought after area and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs

and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

### Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Hooton and Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool

and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

### Accommodation

#### Entrance Hallway

**Kitchen-Living-Dining Room**  
17'10" x 25'8" (5.45m x 7.83m)

**Dining Room**  
15'2" x 14'8" (4.64m x 4.48m)

**Lounge**  
17'10" x 17'9" (5.45m x 5.42m)

**Utility Room**  
10'0" x 8'9" (3.07m x 2.68m)

#### Cloakroom

#### First Floor Landing

**Bedroom One**  
15'8" x 17'8" (4.80m x 5.40m)

#### En-Suite

### Walk In Wardrobe

**Bedroom Two**  
10'5" x 14'7" (3.20m x 4.45m)

#### En-Suite

**Bedroom Three**  
15'8" x 15'5" (4.80m x 4.71m)

**Bedroom Four**  
11'8" x 11'11" (3.58m x 3.64m)

**Bathroom**  
8'10" x 14'7" (2.70m x 4.45m)

**Double Garage**  
20'1" x 19'8" (6.14m x 6.0m)

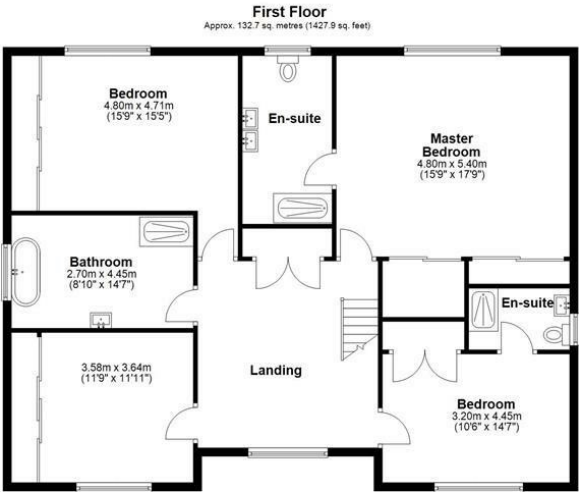
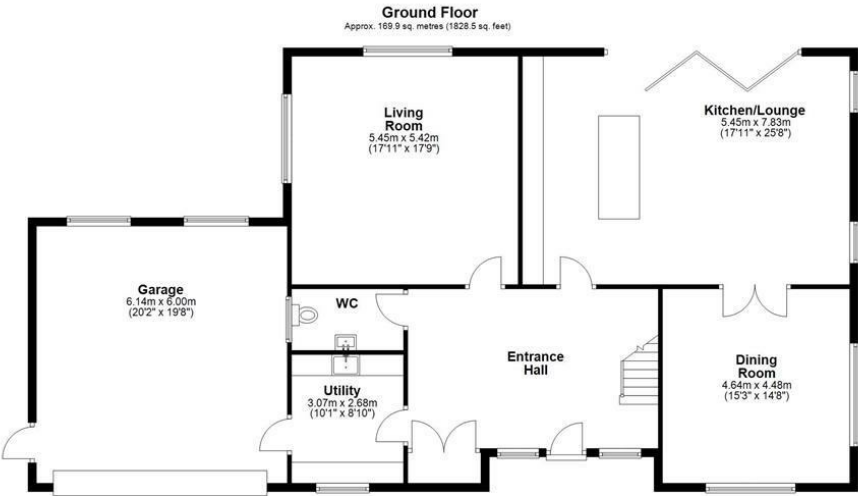






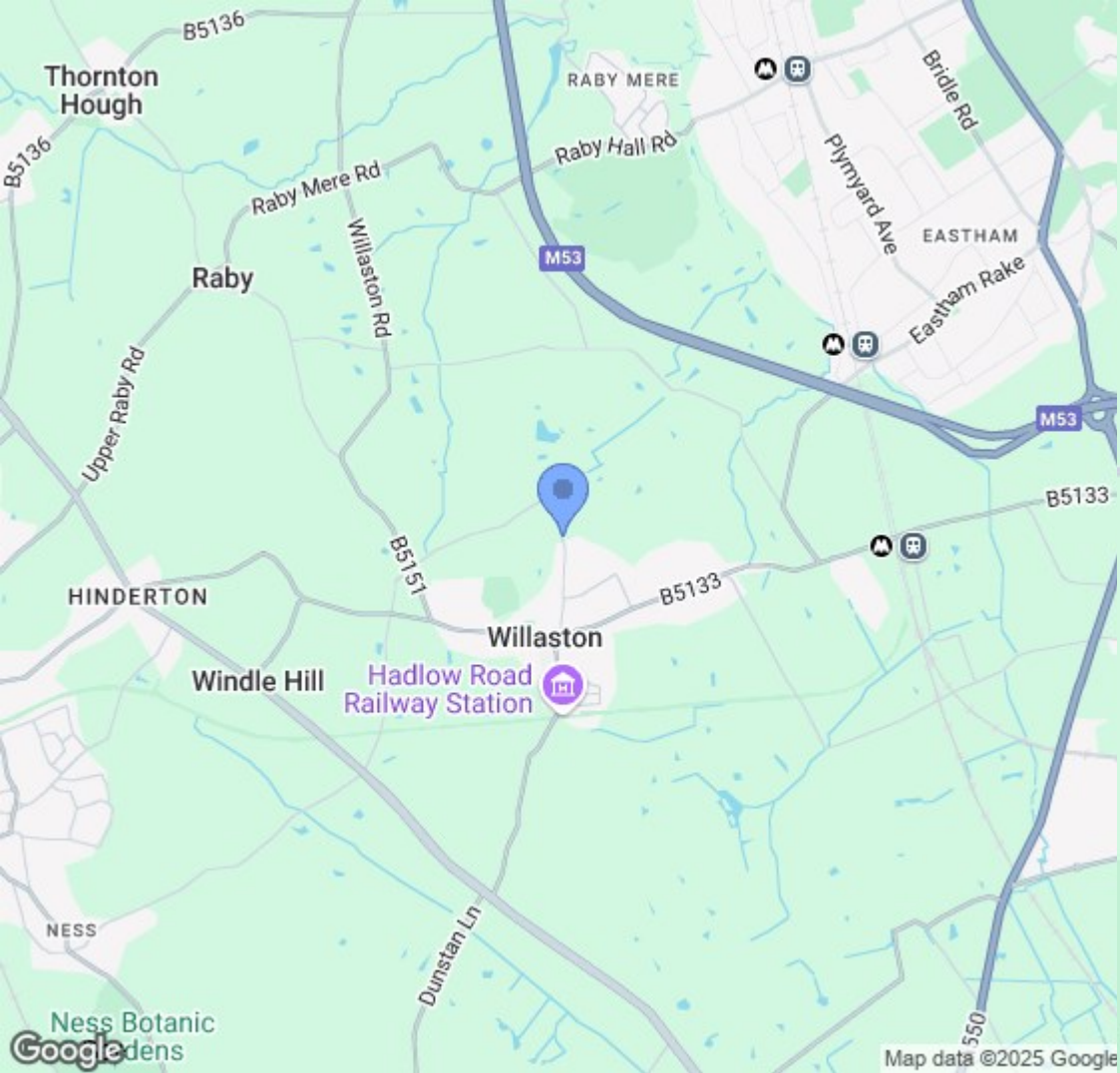
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	86
(81-91) B		
(69-80) C		
(55-68) D		
(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. 302.5 sq. metres (3256.4 sq. feet)  
The Poppies, Mill Lane, Willaston, NESTON





## Location Map

# Constables

S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333