



**Constables**  
SALES & LETTINGS

Neston Road

Ness, Neston

£695,000



Constables is delighted to offer to the market this fantastic five bedroom detached home on an good-sized plot in the much sought after village of Ness, Cheshire. This property enjoys a semi-rural yet accessible location and offers incredibly spacious and versatile accommodation.

The property briefly comprises; entrance hall, open plan lounge and dining room with original wood block French Oak flooring and feature fireplace, kitchen with a wide range of low and high level storage and handy utility room and W.C. off. There are two double bedrooms and a single bedroom on the ground floor along with a family bathroom. The ground floor accommodation also includes a study and games room.

To the first floor there are two large bedrooms. One bedroom has an en-suite bathroom. Off the main bedroom upstairs there is a large walk in loft area that could be converted subject to the relevant permissions.

Externally to the front of the property there is off road parking for several cars along with access to the garage and a large section laid to lawn. To the rear of the property there is a private rear garden with mature hedgerows, borders and well established trees, this garden backs onto the village hall green.

This property really needs to be viewed to appreciate the space on offer.





# Constables

SALES & LETTINGS

- Four / Five Bedroom Detached Home
- Two Bathrooms & W.C.
- Garage and Off Road Parking
- Council Tax Band: F (Cheshire West & Chester)
- Large Lounge-Dining Room
- Exclusive Ness Location
- Mains Drainage and Heating
- Games Room, Office & Utility Room
- Large Private Plot
- Close to Local Amenities



## Ground Floor

### Entrance Hall

### Lounge

15'10" x 14'9" (4.85m x 4.51m)

### Dining Room

14'6" x 12'1" (4.43m x 3.7m)

### Kitchen

13'0" x 12'6" (3.98m x 3.83m)

### Utility

7'8" x 5'10" (2.35m x 1.78m)

### Study

15'3" x 7'10" (4.65m x 2.39m)

### Games Room

18'0" x 9'9" (5.49m x 2.99m)

### Master Bedroom

14'9" x 11'4" (4.51m x 3.46m)

### Bedroom Two

12'11" x 10'10" (3.94m x 3.30m)

## Bedroom Three

12'11" x 6'11" (3.96m x 2.12m)

## Ground Floor Bathroom

11'2" x 5'4" (3.42m x 1.63m)

## First Floor

### Third Bedroom

14'10" x 13'3" (4.53m x 4.05m)

### En-suite

13'3" x 6'3" (4.05m x 1.93m)

### Fourth Bedroom

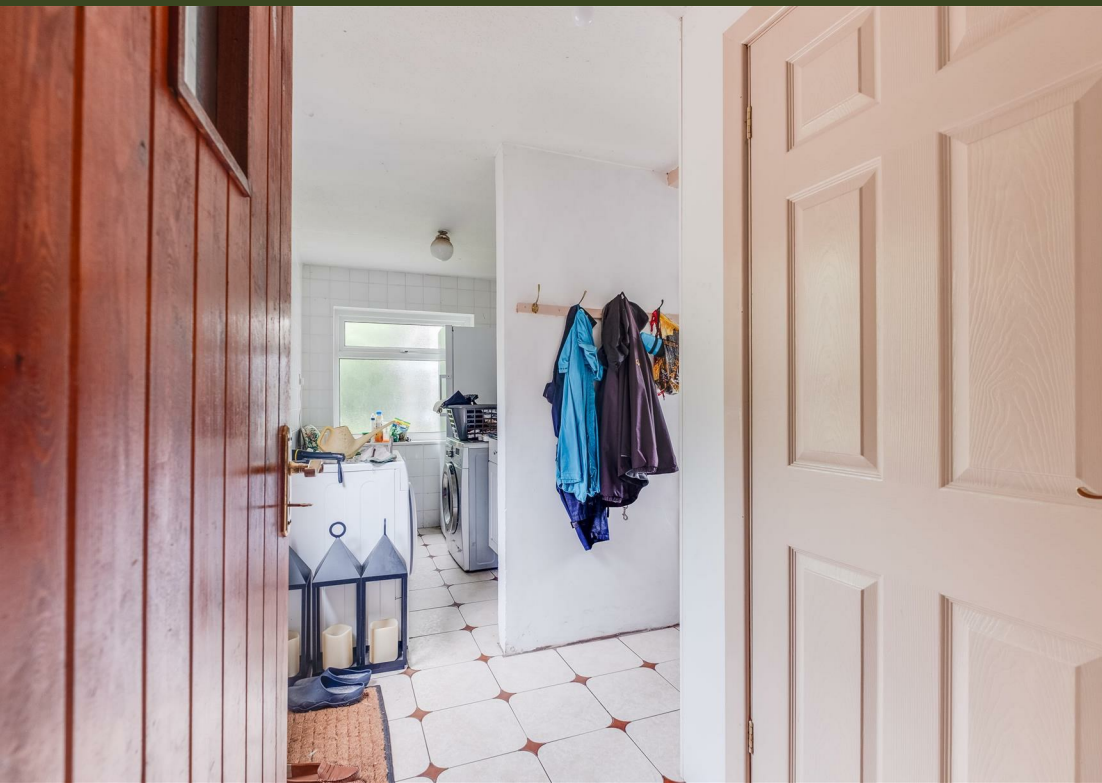
20'2" max x 14'2" max (6.17m max x 4.34m max )

### Loft Space


overall 24'10"n x 7'7" excluding  
eaves (overall 7.58n x 2.33m  
excluding eaves)

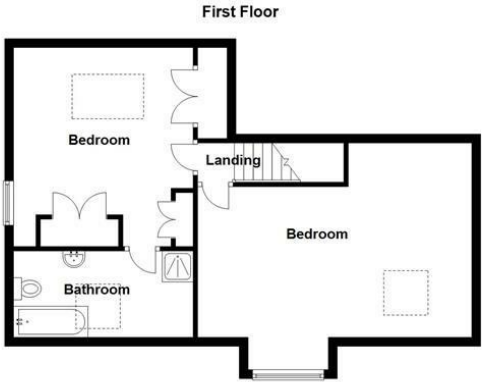






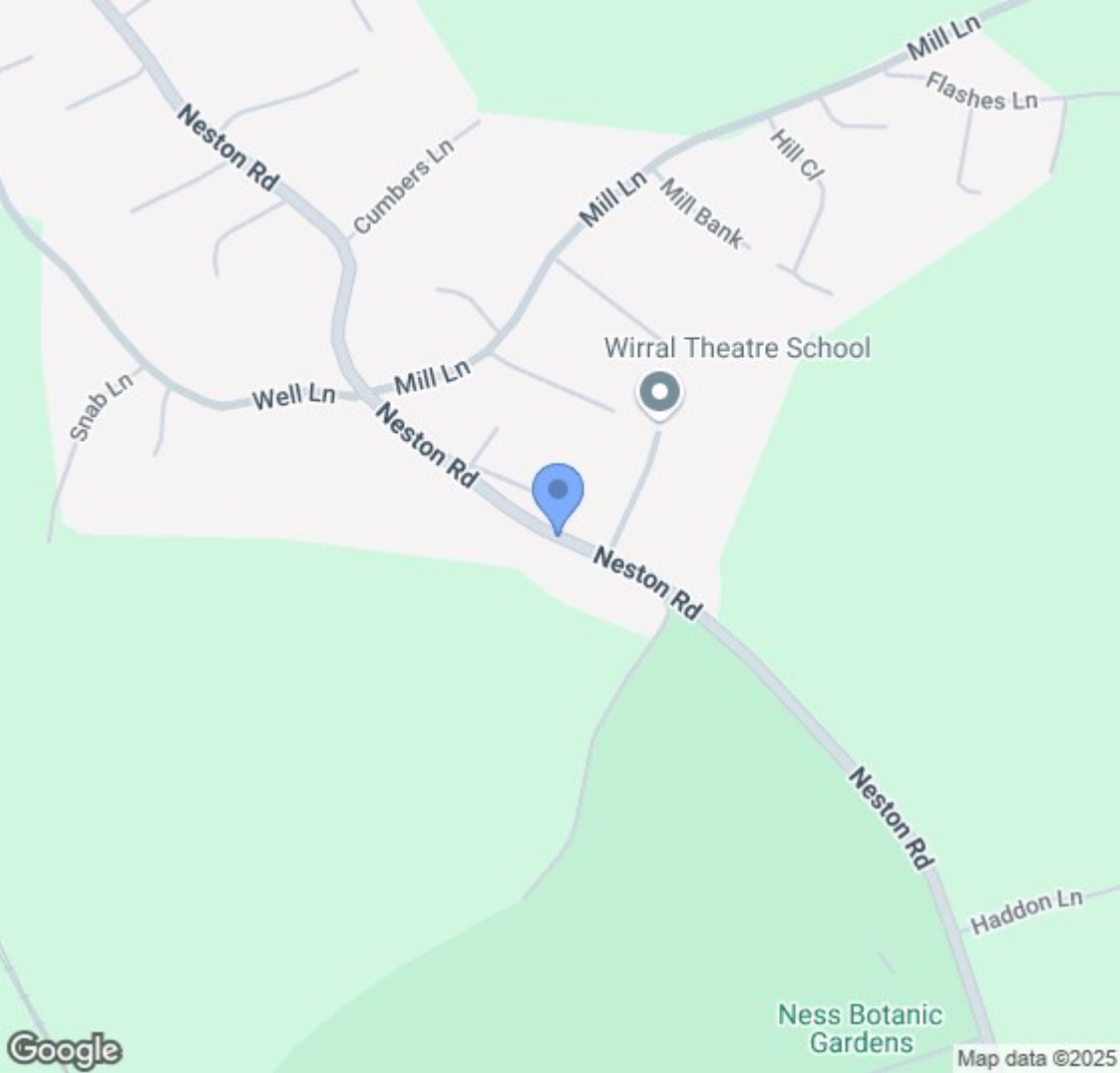
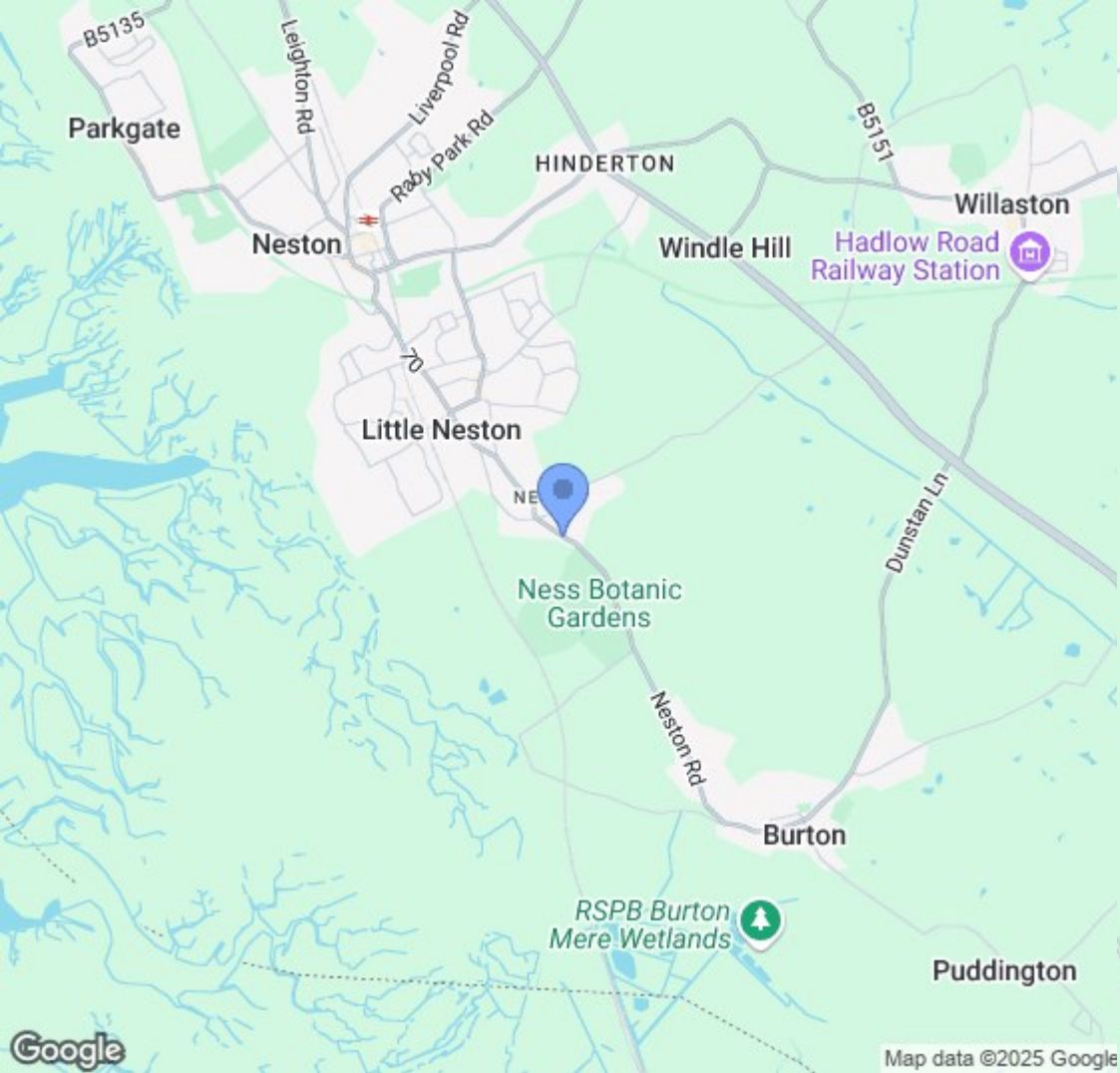
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.





## Location Map

# Constables

S A L E S   &   L E T T I N G S

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