



**Constables**  
SALES & LETTINGS

Rockfarm Close , Little Neston

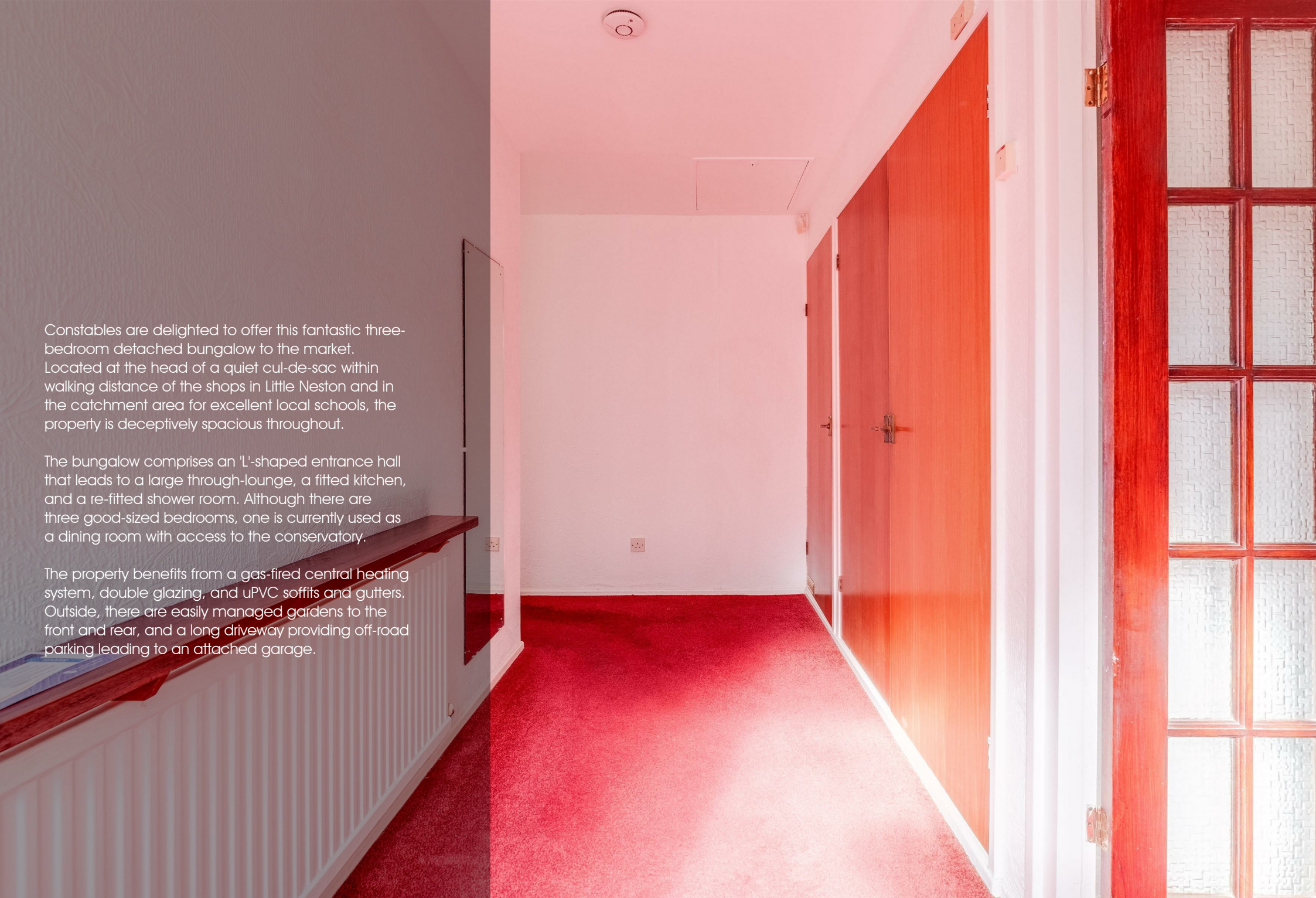
£250,000



Constables are delighted to offer this fantastic three-bedroom detached bungalow to the market. Located at the head of a quiet cul-de-sac within walking distance of the shops in Little Neston and in the catchment area for excellent local schools, the property is deceptively spacious throughout.

The bungalow comprises an 'L'-shaped entrance hall that leads to a large through-lounge, a fitted kitchen, and a re-fitted shower room. Although there are three good-sized bedrooms, one is currently used as a dining room with access to the conservatory.

The property benefits from a gas-fired central heating system, double glazing, and uPVC soffits and gutters. Outside, there are easily managed gardens to the front and rear, and a long driveway providing off-road parking leading to an attached garage.







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- Three Bedroom Detached Bungalow
- Off Road Parking and Garage
- Quiet Cul-De-Sac Location
- Generous Front and Rear Garden
- Double Glazed Throughout
- Walking Distance to Shops
- Great Potential For Modernisation



## Entrance Hall

## Lounge

20'10 x 11'1 (6.35m x 3.38m)

## Kitchen

11'9 x 7'0 (3.58m x 2.13m)

## Dining Room / Third Bedroom

10'5 x 9'2 (3.18m x 2.79m)

## Master Bedroom

12'6 x 10'2 (3.81m x 3.10m)

## Second Bedroom

10'2 x 8'5 (3.10m x 2.57m)

## Conservatory

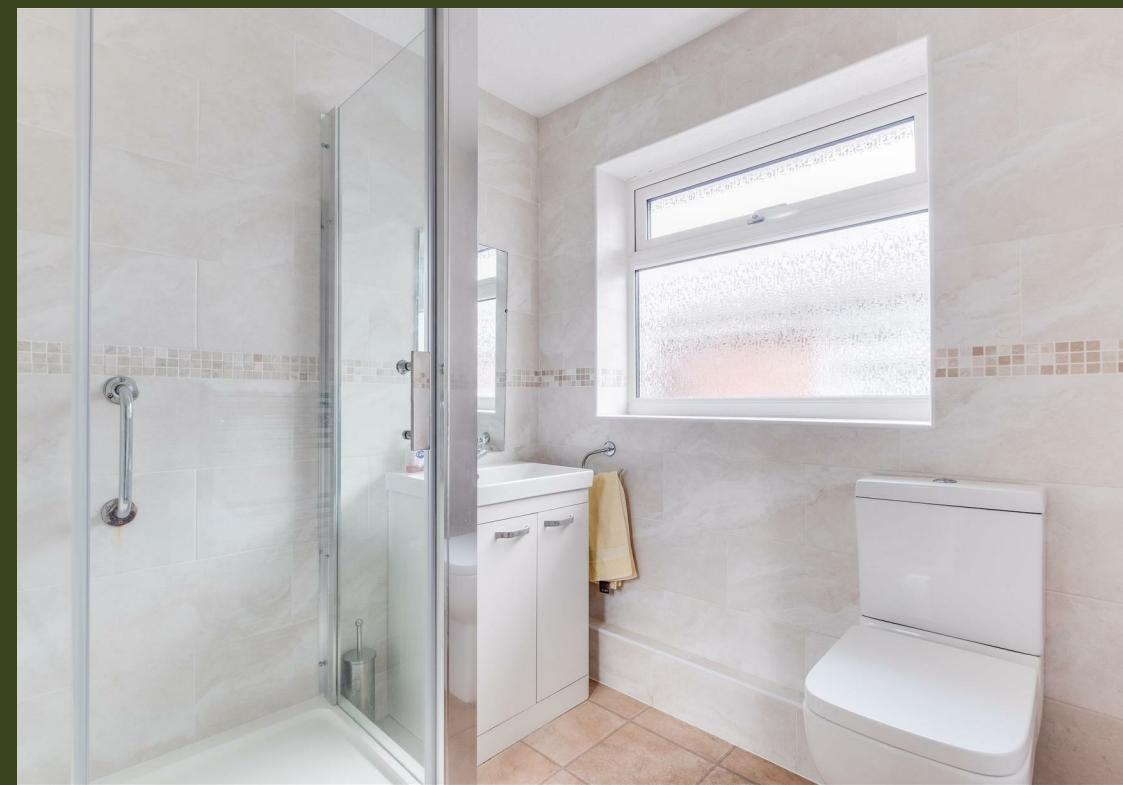
21'5 x 8'0 (6.53m x 2.44m)

## Garage


15'4 x 10'9 (4.67m x 3.28m)

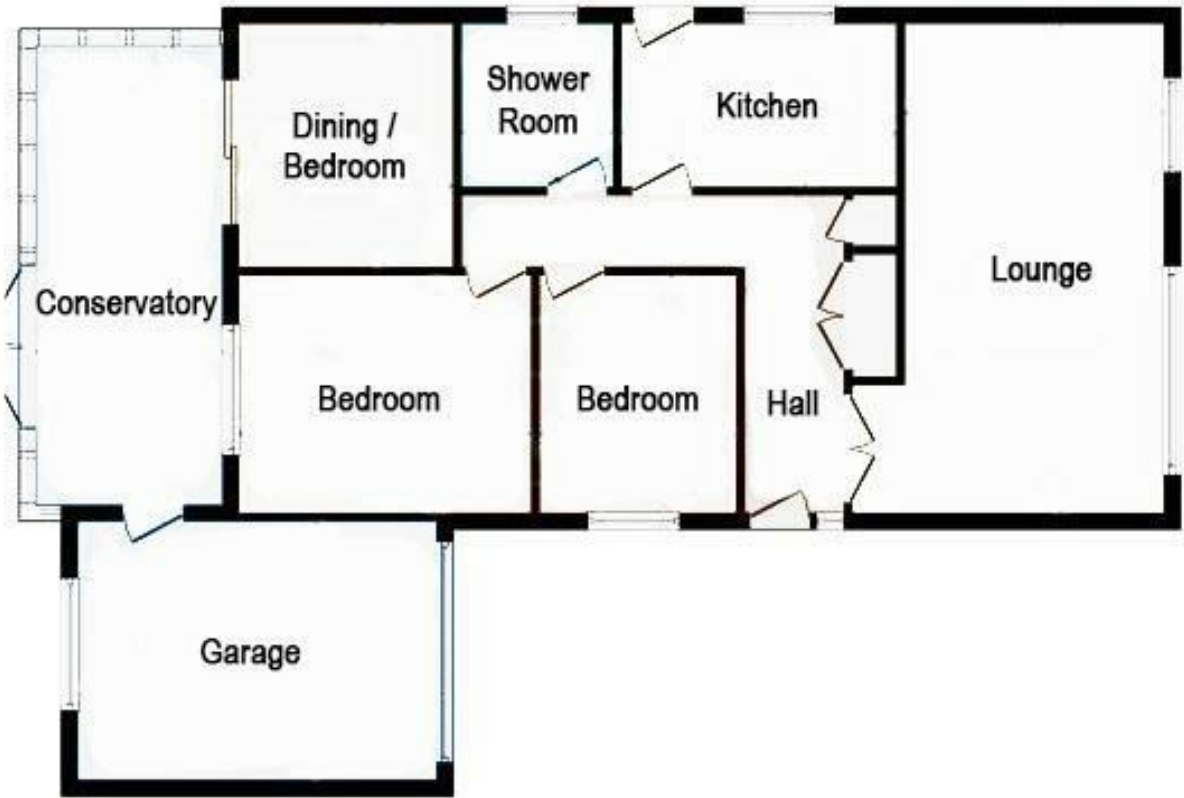




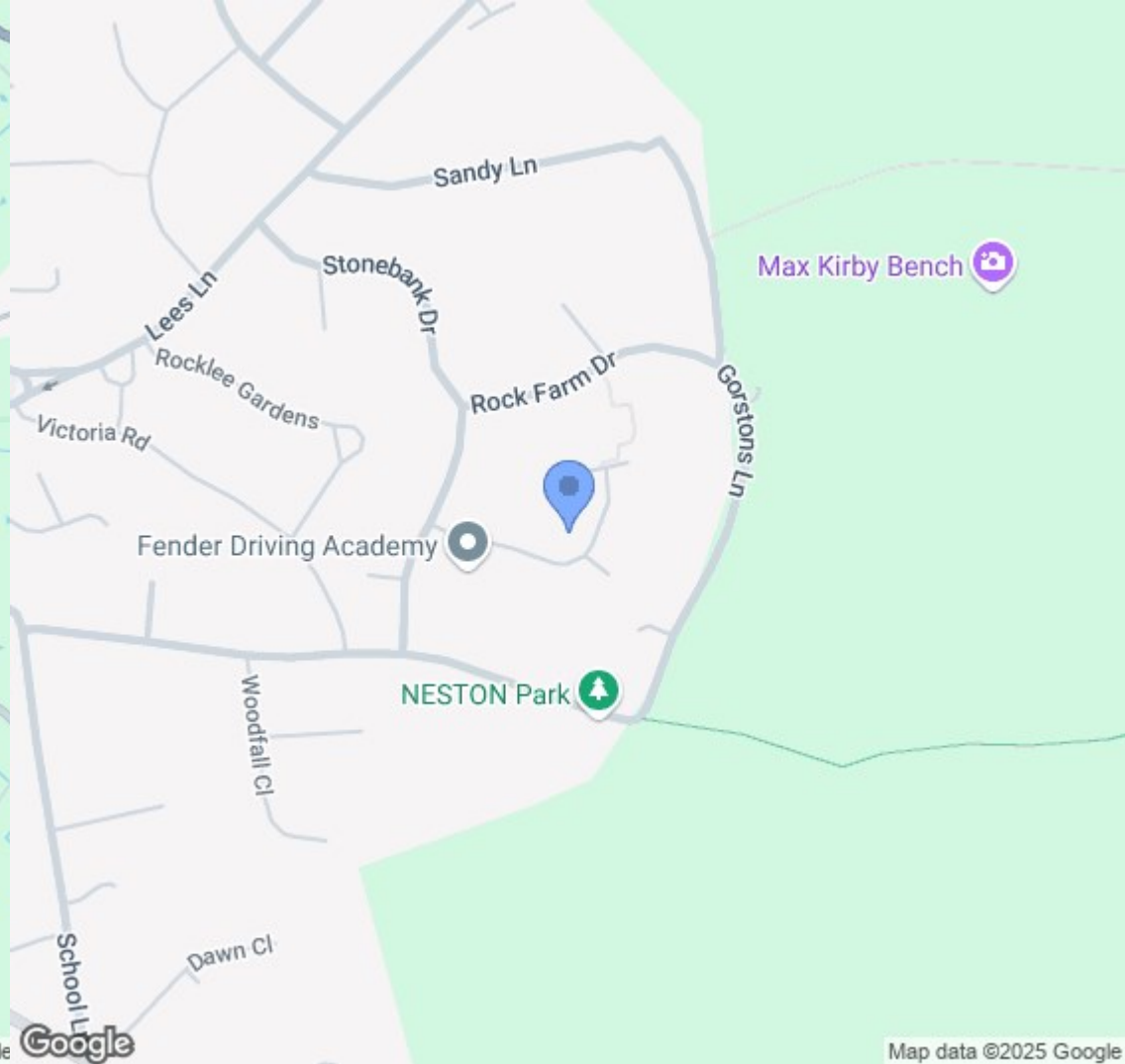
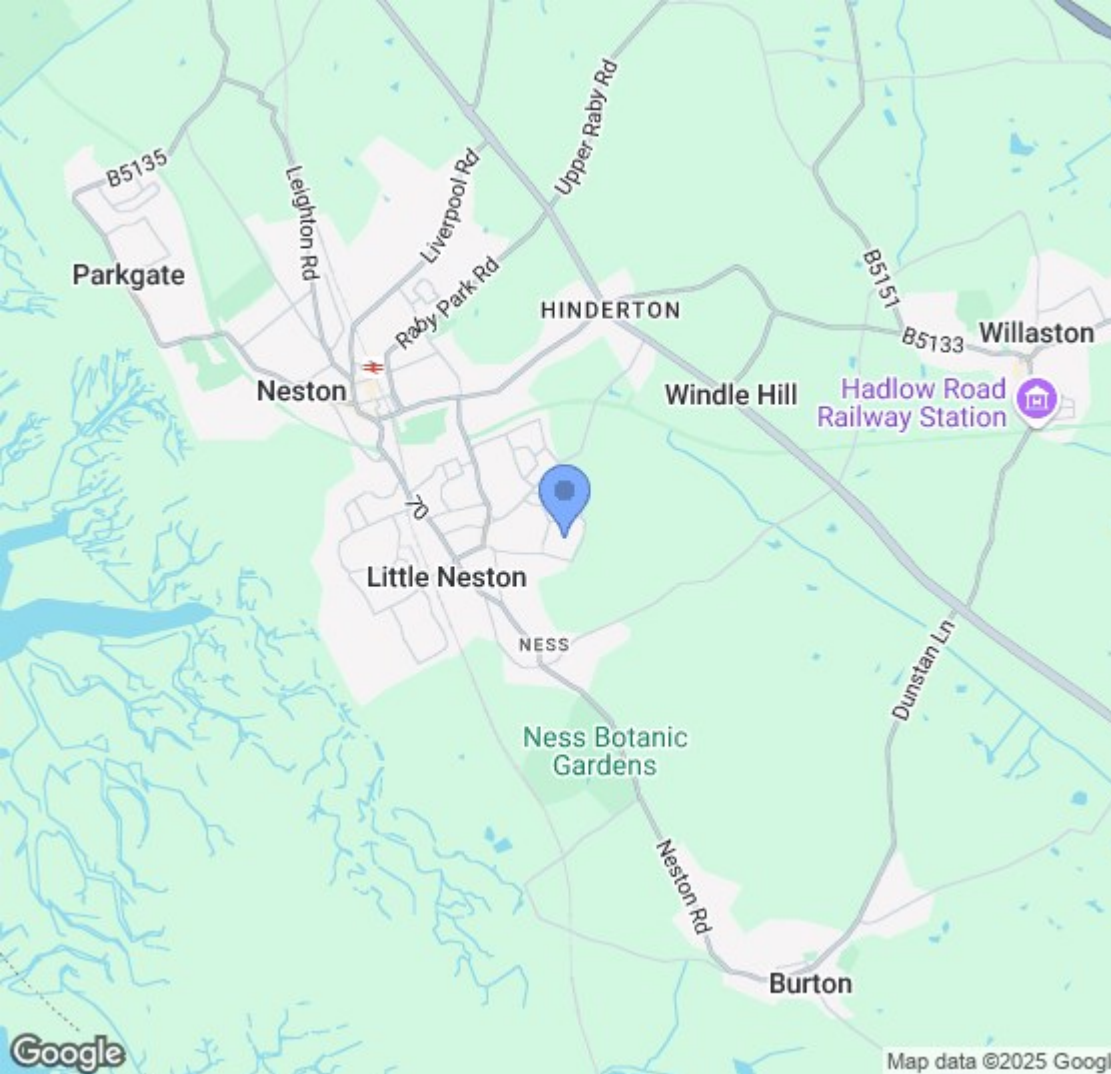


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>82</div>
(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 







Location Map

# Constables

S A L E S   &   L E T T I N G S

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