




**Constables**  
SALES & LETTINGS

Treetops

, Neston

£395,000





Constables are pleased to offer for sale this spacious four-bedroom detached family home, occupying a generous corner plot on a quiet residential road in Trestops, Little Neston. Tucked away in a peaceful cul-de-sac setting, this property enjoys excellent privacy and is just a short distance from the scenic Dee Estuary and surrounding countryside.

The property provides well-planned and versatile accommodation, ideally suited for modern family living. The ground floor comprises a welcoming entrance hall, a generous lounge, and an impressive open-plan kitchen and dining area. This sociable space is perfect for entertaining, offering a range of wall and base units, ample dining space, and access into the conservatory with views over the garden, a W/C off the entrance hall completes the ground floor accommodation.

On the first floor, there are four well-proportioned bedrooms, including a principal bedroom with fitted storage and a private en suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the home occupies a substantial corner plot with mature planting and landscaped borders that offer excellent privacy. The rear garden is enclosed and predominantly laid to lawn with a patio seating area, creating a perfect space for outdoor relaxation. To the front, there is a driveway providing off-road parking for multiple vehicles and access to a double garage.

Located in the sought-after area of Little Neston, this home is within easy reach of coastal walks along the Dee Estuary, local shops, well-regarded schools, and transport links to Neston, Chester, and the wider Wirral.

An early viewing is strongly recommended to fully appreciate the setting, space, and potential this fantastic home has to offer.



# Constables

SALES & LETTINGS

- Four Bedroom Detached Family Home
- Generous Room Sizes Throughout

- Off Road Parking and Double Garage
- Quiet Tucked Away Part of Little Neston

- Private Corner Plot
- Sold With No Onward Chain



### Entrance Hall

### Living Room

16' x 10'3 (4.88m x 3.12m)

### Kitchen / Dining Room

21'6 x 11'9 (6.55m x 3.58m)

### Conservatory

9'10 x 10'9 (3.00m x 3.28m)

### W/C

### First Floor

### Master Bedroom

9'8 x 11'8 (2.95m x 3.56m)

### En-Suite

7'2 x 6'8 (2.18m x 2.03m)

### Second Bedroom

9'8 x 8'6 (2.95m x 2.59m)

### Third Bedroom

9'2 x 9'8 (2.79m x 2.95m)

### Fourth Bedroom

9'6 x 6'10 (2.90m x 2.08m)

### Family Bathroom


6'4 x 6'4 (1.93m x 1.93m)







# EPC & Floor Plan

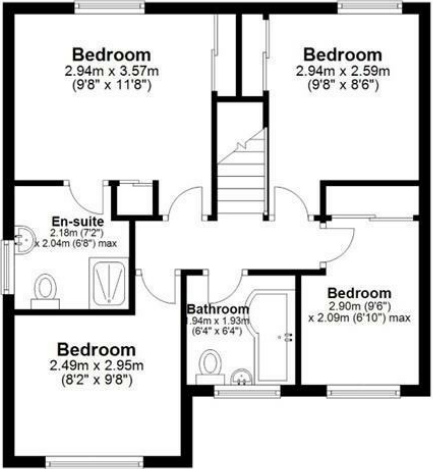
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>73</div>	<div>84</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Ground Floor  
Approx. 86.6 sq. metres (932.4 sq. feet)

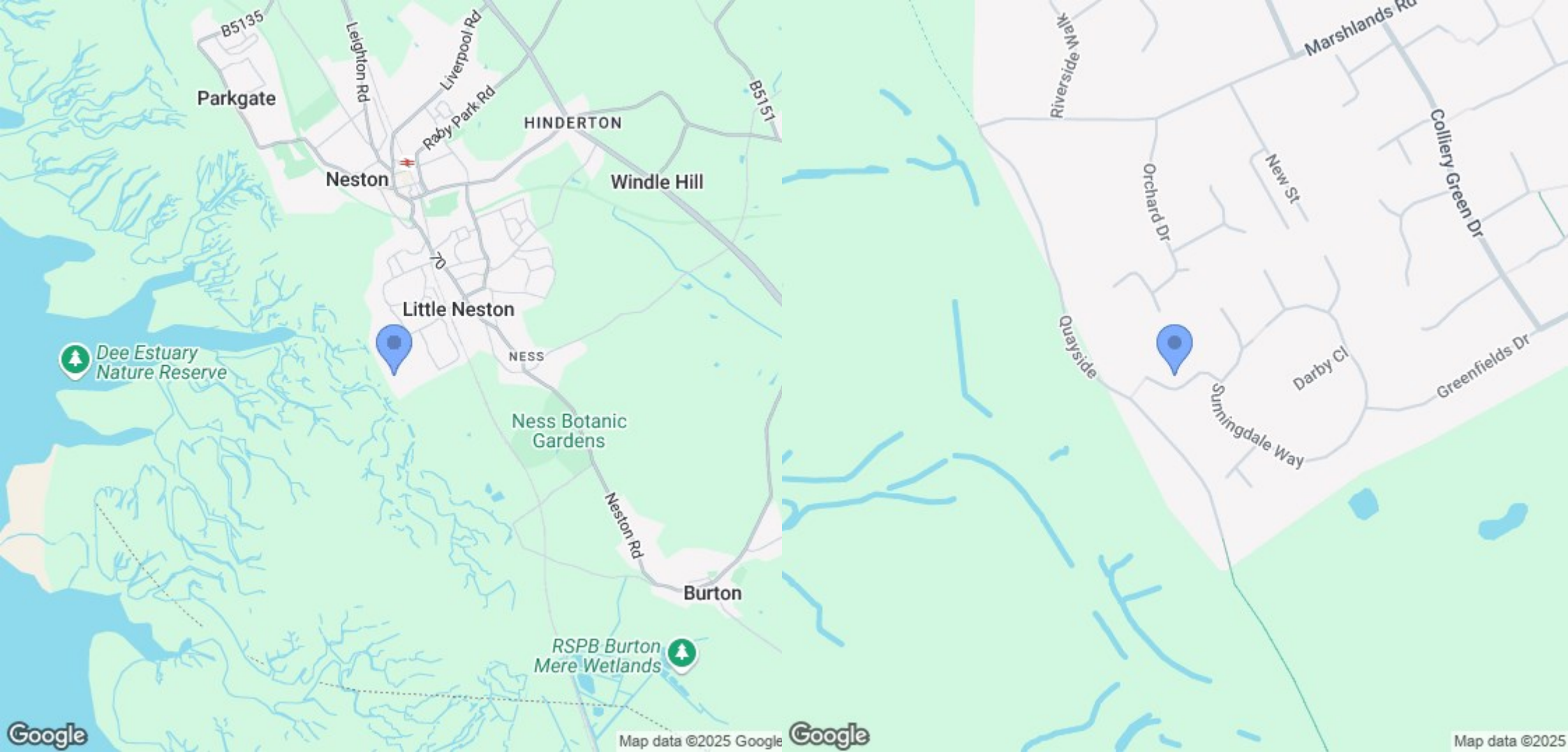


First Floor  
Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 137.2 sq. metres (1477.1 sq. feet)  
9 Tree Tops, NESTON





## Location Map

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S A L E S   &   L E T T I N G S

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