



**Constables**  
SALES & LETTINGS

Well Lane

Ness, Neston

£750,000





Located in one of the most sought after locations in the area, Cresta is set back from Well Lane in its own private plot. The property has been completely renovated and remodelled from the original dwelling by the current owner, who has created a substantial family home that is finished to an exceptional standard throughout.

The accommodation is arranged over two floors and comprises, entrance hallway with built in storage, cloakroom and vaulted ceiling. Off the hallway is an office, a fifth bedroom or additional reception room and an impressive open plan kitchen-dining space. The kitchen is well-appointed with an excellent range of units, breakfast island an integrated double oven, grill and hob, log burning stove and patio door leading out to the garden. Off the kitchen is handy utility room and the main living room. On the first floor there are four double bedrooms, two of which have en-suite bathrooms and there is a family bathroom. The main bedroom has a walk in wardrobe.

Outside there is a private driveway leading to a parking and turning area and a double garage with a room above. At the rear is a fantastic sized garden that has been skilfully landscaped, the garden has a lawn, patio, pond and established borders.

This stunning property must be seen and early viewing is essential.



# Constables

SALES & LETTINGS

- Exceptional Detached Property
- Five Bedrooms
- Office & Utility Room
- Early Viewing Essential

- Completely Renovated, Remodelled and Extended
- Large Lounge & Kitchen-Dining Room
- Fantastic Sized Private Plot with Landscaped Gardens

- Highly Sought After Location
- Three Bathrooms
- Garage with Room Above



### Entrance Hallway

#### Office

7'2" x 11'6" (2.19m x 3.51m)

#### Kitchen-Dining Room

14'7" x 35'7" (4.45m x 10.86m)

#### Utility Room

12'5" x 7'8" (3.79m x 2.34m)

#### Living Room

21'5" x 25'3" (6.54m x 7.71m)

#### Bedroom Five/Reception

11'9" x 13'6" (3.59m x 4.14m)

#### Landing

#### Bedroom One

16'11" x 18'5" (5.18m x 5.62m)

#### Walk in Wardrobe

#### En-suite

8'8" x 5'4" (2.65m x 1.63m)

#### Bedroom Two

9'3" x 11'10" (2.84m x 3.62m)

#### En-suite

#### Bedroom Three

9'5" x 15'1" max (2.88m x 4.61m max)

#### Bedroom Four

9'3" x 13'1" (2.84m x 3.99m)

#### Bathroom

#### Garage

20'0" x 16'3" (6.11m x 4.96m)

#### Attic Room Above Garage

11'10" x 12'7" (3.63m x 3.86m)



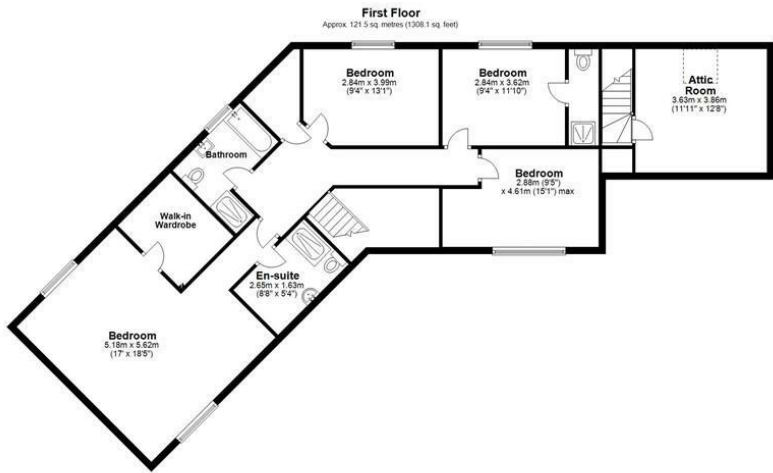
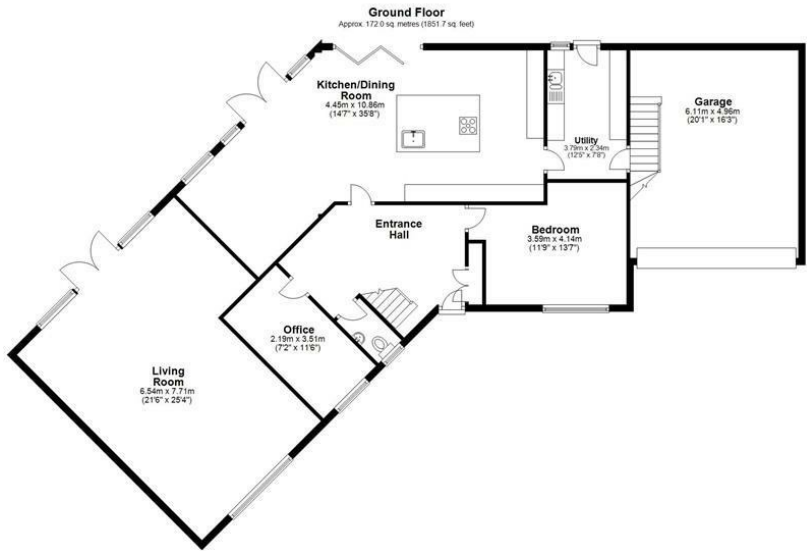






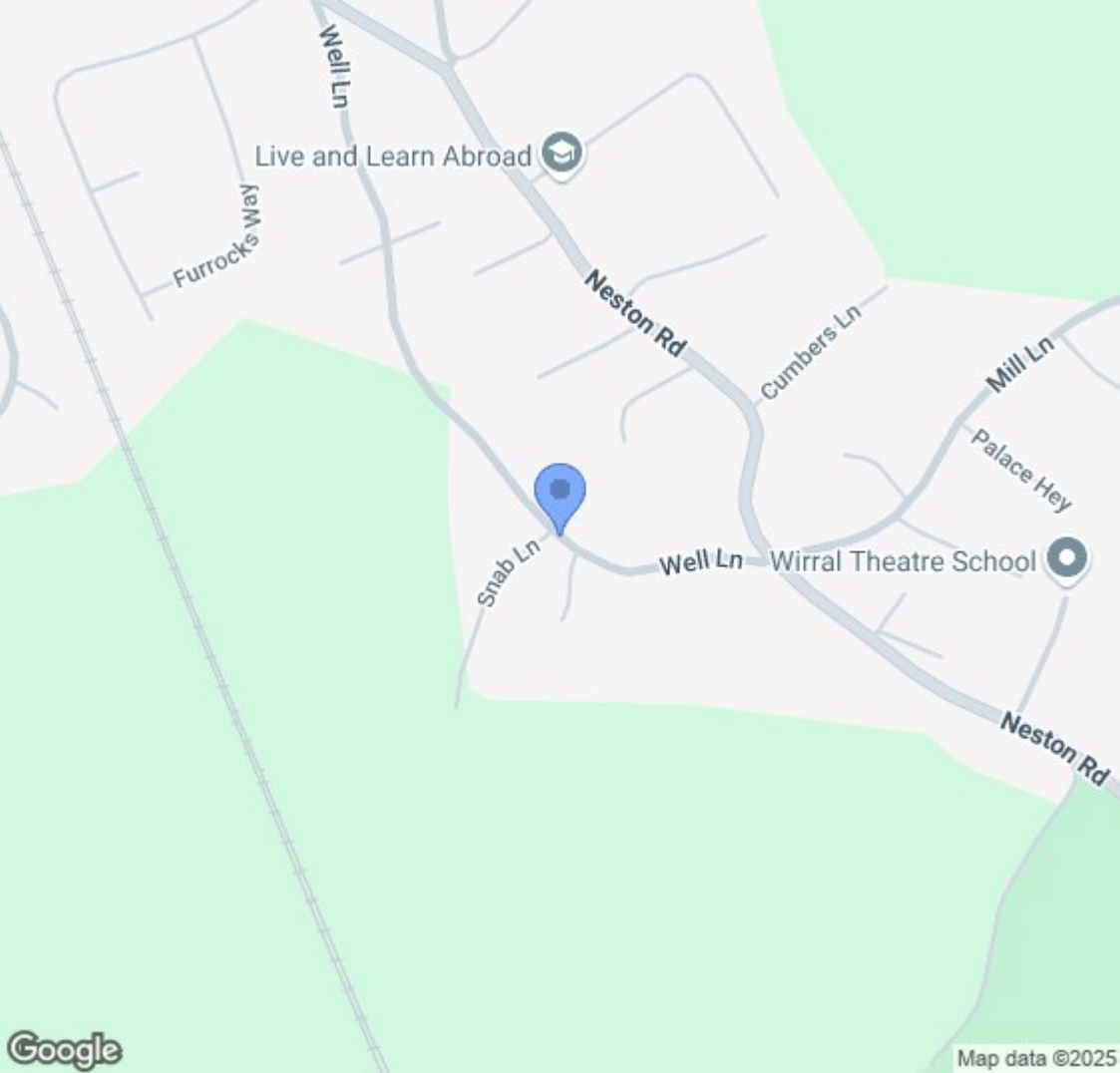
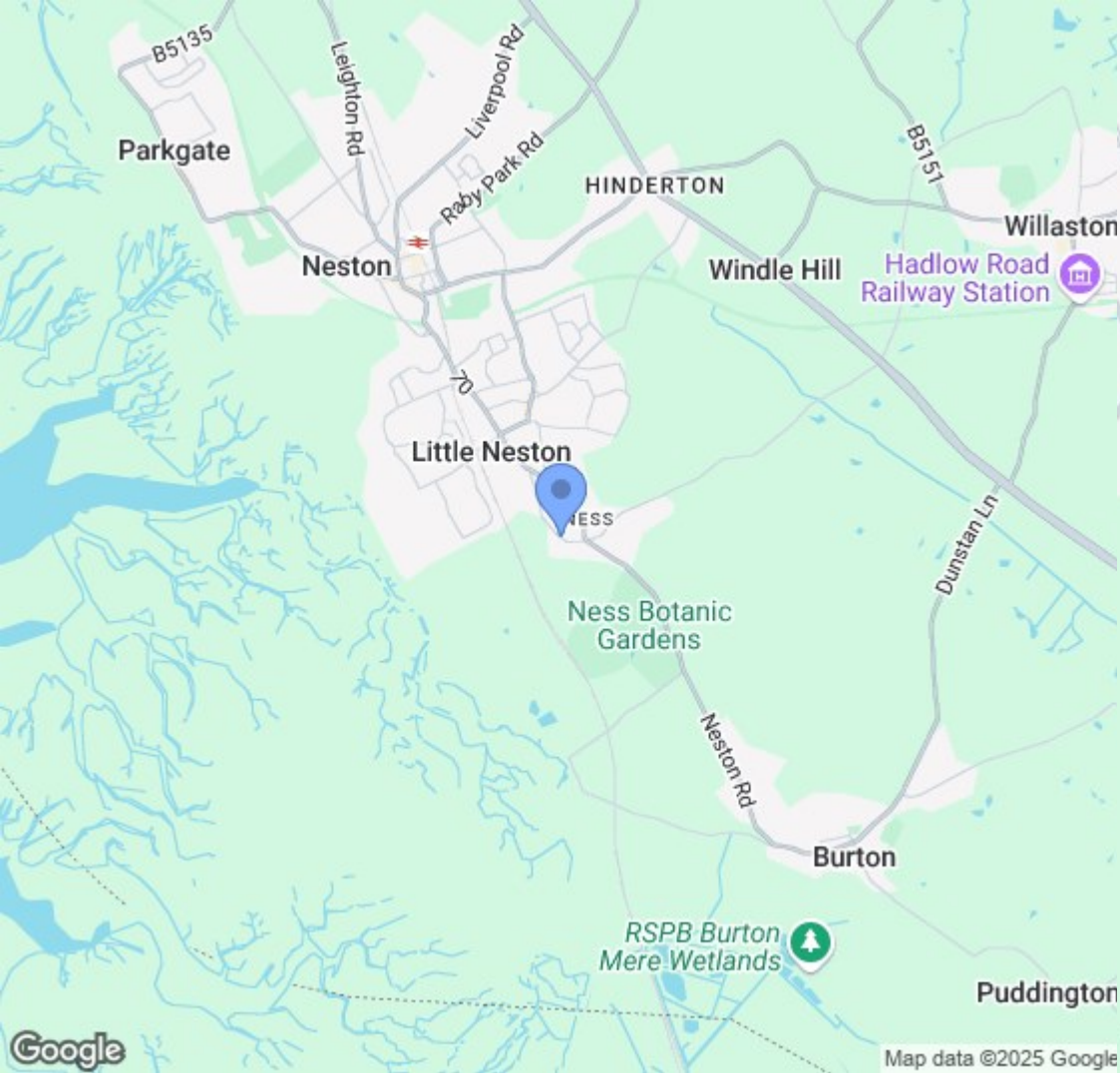
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	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. 293.6 sq. metres (3159.8 sq. feet)  
Cresta, Well Lane, Ness, NESTON





## Location Map



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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