



Constables
SALES & LETTINGS

Gorstons Lane

Little Neston, Neston

£600,000



An outstanding detached residence that has been skilfully extended, remodelled and fully renovated to create an impressive family home that overlooks farmland at the front.

The property is finished to an exceptional standard with high quality fixtures and fittings throughout. The renovation includes a rear extension which has created a stunning open plan kitchen-dining-living space. The front of the property has also been extended to create a welcoming entrance hallway with vaulted ceiling, a study/fifth bedroom and a garage room. New windows and doors and electrical installation, and full decoration and new flooring throughout. Three high-end bathrooms have been fitted and the heating system has been fully replaced with an efficient pressurised system to ensure no loss of pressure and with a hot water reserve. The property has been recently k-rendered, the driveway replaced and the garden has been landscaped.

The accommodation is incredibly spacious and comprises; entrance hallway with vaulted ceiling and Velux roof lights, and a cloakroom, study/fifth bedroom with built in storage, front living room with open fire. At the rear of the property is a large open plan kitchen-dining room which is open to a snug area and has bi-folding doors leading out to the garden. The kitchen is fitted with a range of wall and base units and breakfast island with granite work surfaces. The kitchen has a double sink, Range cooker, full height integrated fridge and freezer and an integrated dishwasher. The ground floor is completed with a utility room with laundry facilities and a cupboard housing the plant for the heating.

On the first floor there are four double bedrooms. The main bedroom has a dressing area and en-suite shower room. The second bedroom also has an en-suite shower room and there is a family bathroom.

Externally a driveway provides off road parking for several vehicles and at the rear is a private and enclosed garden with lawn, patio, shed and planted borders.

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- Extended & Renovated Detached Property
- Living Room & Snug
- Four Bedrooms
- Off Road Parking and Garage
- Highly Sought After Location overlooking Farmland
- Study/Ground Floor Bedroom
- Three Bathrooms
- Stunning Open Plan Kitchen-Living Space
- Utility Room and Cloakroom
- Landscaped Garden

Location

The property is located in a highly sought after area close to the village of Little Neston and Neston town centre.

Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre.

Schooling is well provided for with a good selection of schools nearby including Woodfall Primary School, Neston High School, Grammar schools in Calday, West Kirby and Wirral, Birkenhead School, and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis

clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Calday and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree. There are a number of rural and coastal walks and cycle paths nearby.

The A540 is approximately one mile away via Lees Lane, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles

Accommodation

Entrance Hallway

Living Room

13'8" x 11'9" (4.17m x 3.59m)

Study/Bedroom Five

8'5" x 14'6" (2.58m x 4.42m)

W.C.

Kitchen-Dining Room

20'6" max x 23'11" max (6.27m max x 7.31m max)

Snug

Utility Room

Landing

Bedroom One

11'2" x 12'6" (3.41m x 3.82m)

En-Suite

Bedroom Two

17'2" x 7'9" (5.25m x 2.37m)

En-suite Two

Bedroom Three

8'5" x 11'9" (2.58m x 3.60m)

Bedroom Four

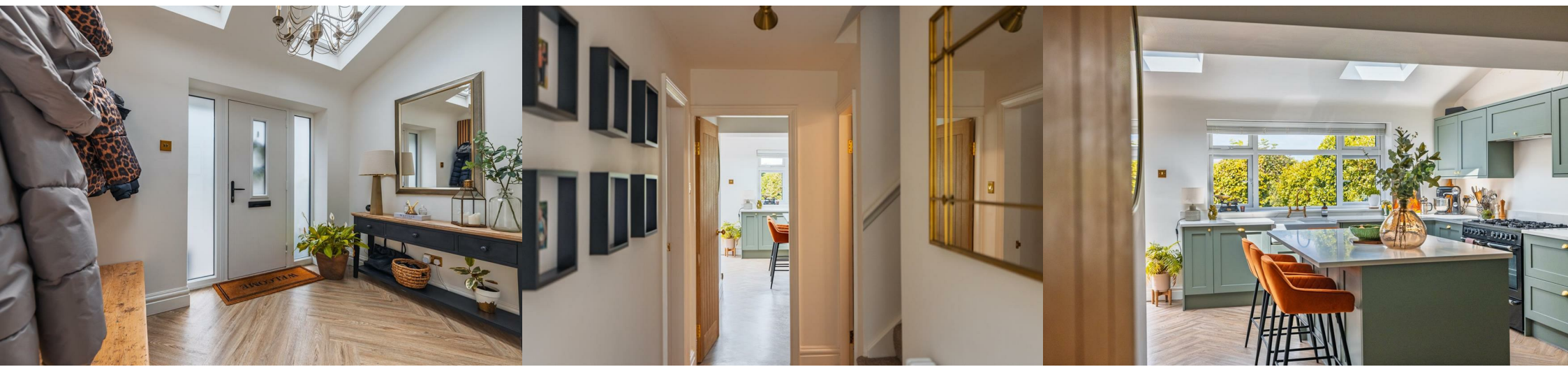
8'0" x 9'6" (2.44m x 2.92m)

Bathroom

8'0" x 5'6" (2.44m x 1.68m)

Garage

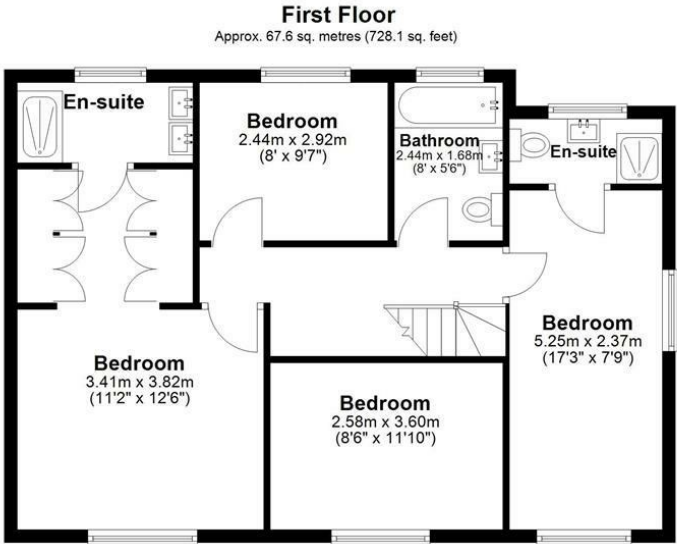
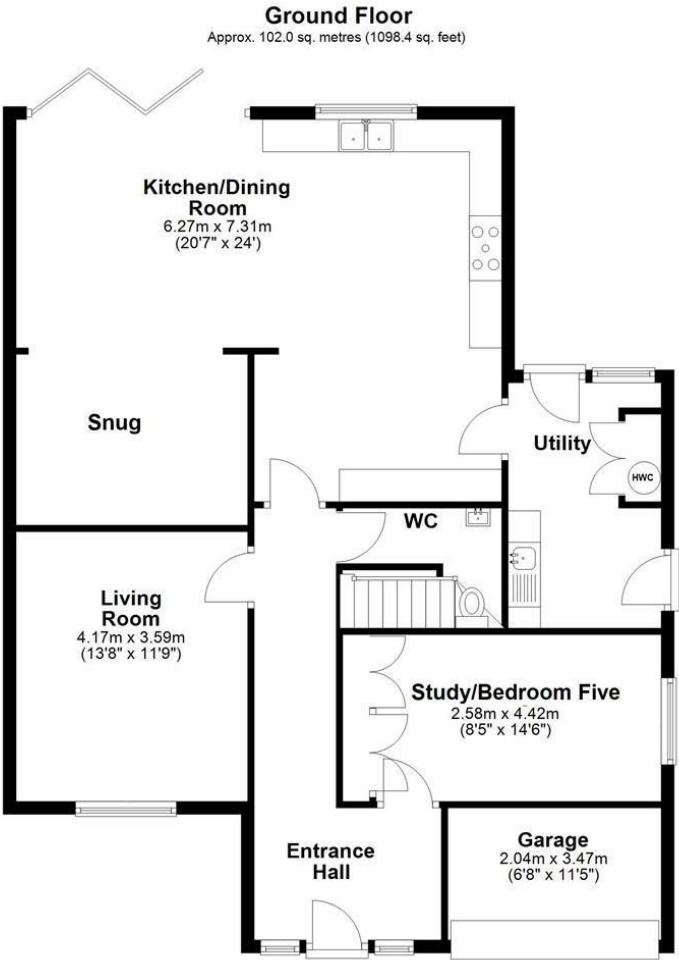
6'8" x 11'4" (2.04m x 3.47m)



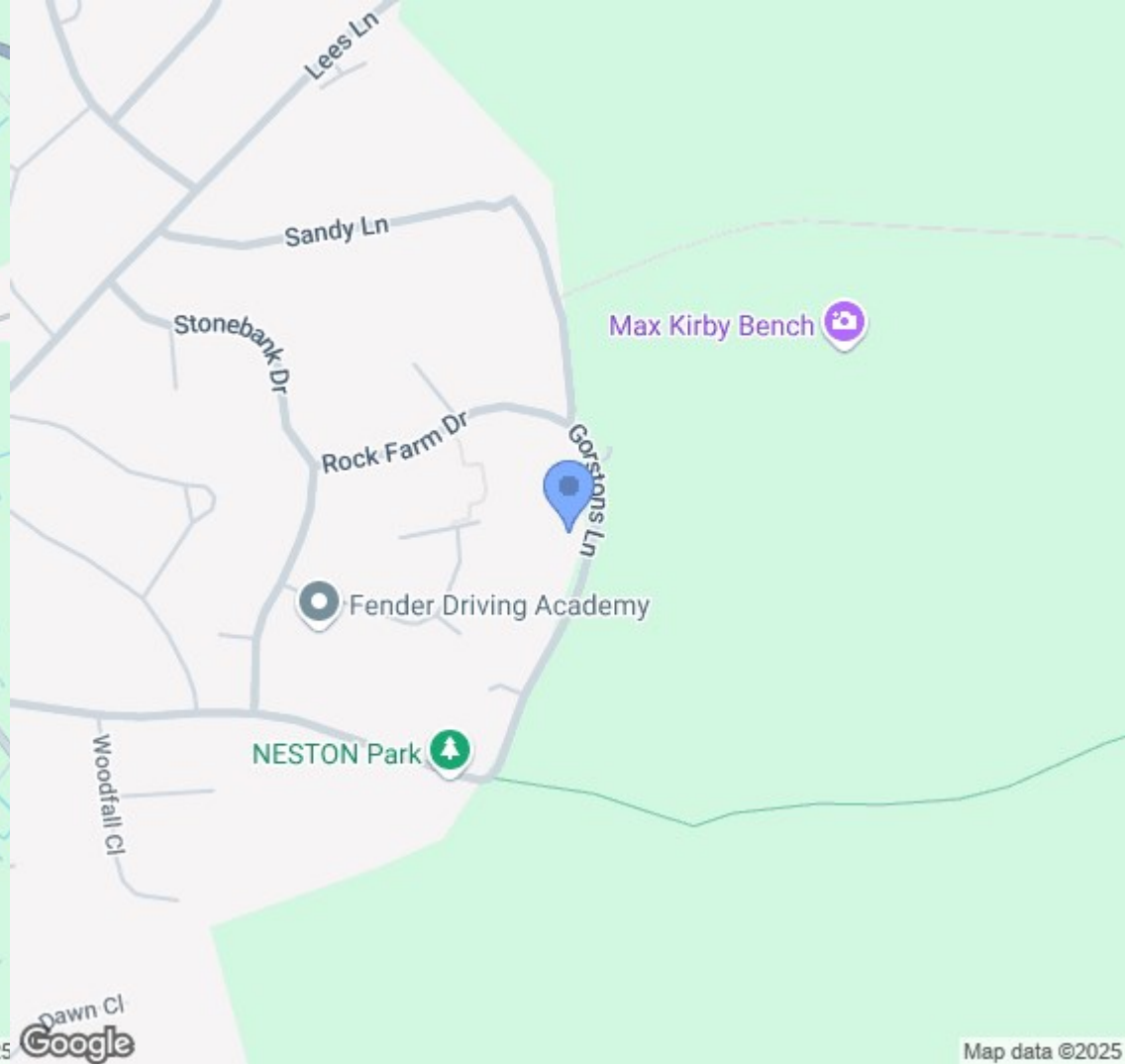
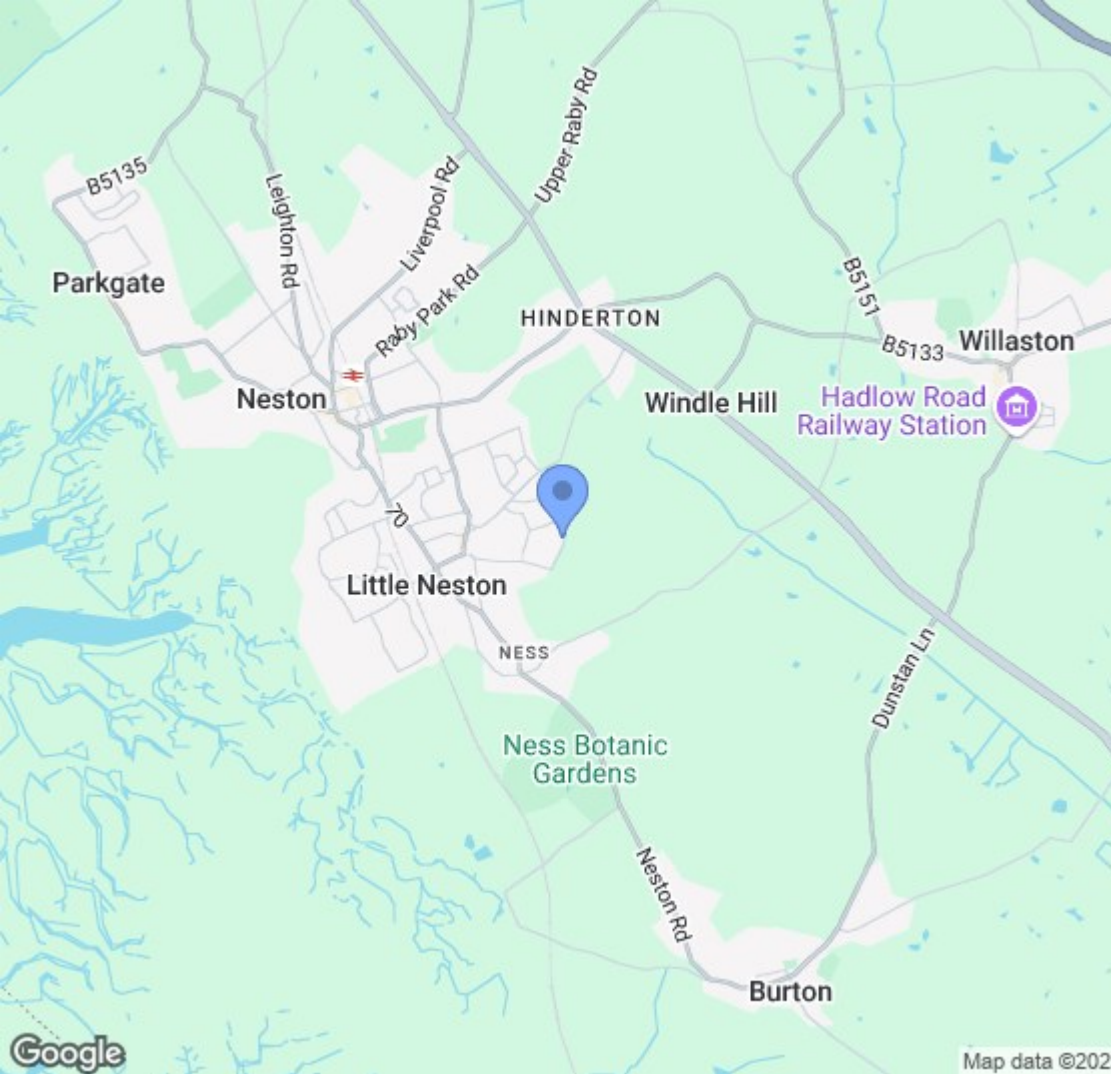


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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. 169.7 sq. metres (1826.5 sq. feet)
Gorstons Lane, NESTON



Location Map

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