




Constables
SALES & LETTINGS

Raby Drive

, Raby Mere

£595,000



Set on an impressive 0.5 acre plot, this unique and incredibly spacious home offers an exciting opportunity for buyers seeking a property they can truly make their own. Tucked behind wrought iron gates and surrounded by mature gardens, the home provides versatile accommodation, generous outdoor space and the potential for further development, subject to the relevant consents.

Upon entering, a spacious vaulted hallway sets the tone, with access to the principal rooms and internal access to the double garage. To the right is a cloakroom with WC and utility area. The main living spaces are positioned on the lower level, accessed via a short staircase, with an impressive dual-aspect layout that includes a large living room and dining area separated by a striking stone chimney breast. From here, a raised bar area leads into a well-equipped kitchen with ample storage and breakfast bar, plus access to the rear porch and gardens.

The inner hallway leads to three generous double bedrooms, all enjoying views over the gardens. The master benefits from a bank of fitted wardrobes and a modern en-suite shower room. A large family bathroom offers a four-piece suite including a jacuzzi bath, and there's also a sauna and separate shower room accessed off the hall.

Externally, the grounds wrap around the property, with lawns, mature planting and various patio seating areas. The driveway provides ample off-road parking via dual access points, while the double garage is flooded with natural light and houses the central heating system.

Located in a quiet and well-established setting, this property offers a rare chance to purchase a home with genuine development potential, whether to extend, remodel or explore subdivision of the plot.

Viewing is highly recommended to fully appreciate the space and opportunity on offer.



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- Three Double Bedroom Detached Bungalow
- Double Garage and Generous Off Road Parking
- Lots of Scope for Modernisation
- Bathroom and En-Suite
- Large Plot with Mature Gardens
- Unique Features Throughout

Entrance Hall

Dining Area

Bar Area

Living Room

20'1 x 12'10 (6.12m x 3.91m)

Dining Room

12'7 x 12'10 (3.84m x 3.91m)

Kitchen

13'3 x 12'11 (4.04m x 3.94m)

Utility Room

Inner Hallway

Master Bedroom

16'1 x 11'11 (4.90m x 3.63m)

En-suite

Second Bedroom

13'11 x 12'11 (4.24m x 3.94m)

Third Bedroom

10'1 x 16'6 (3.07m x 5.03m)

Family Bathroom

Sauna



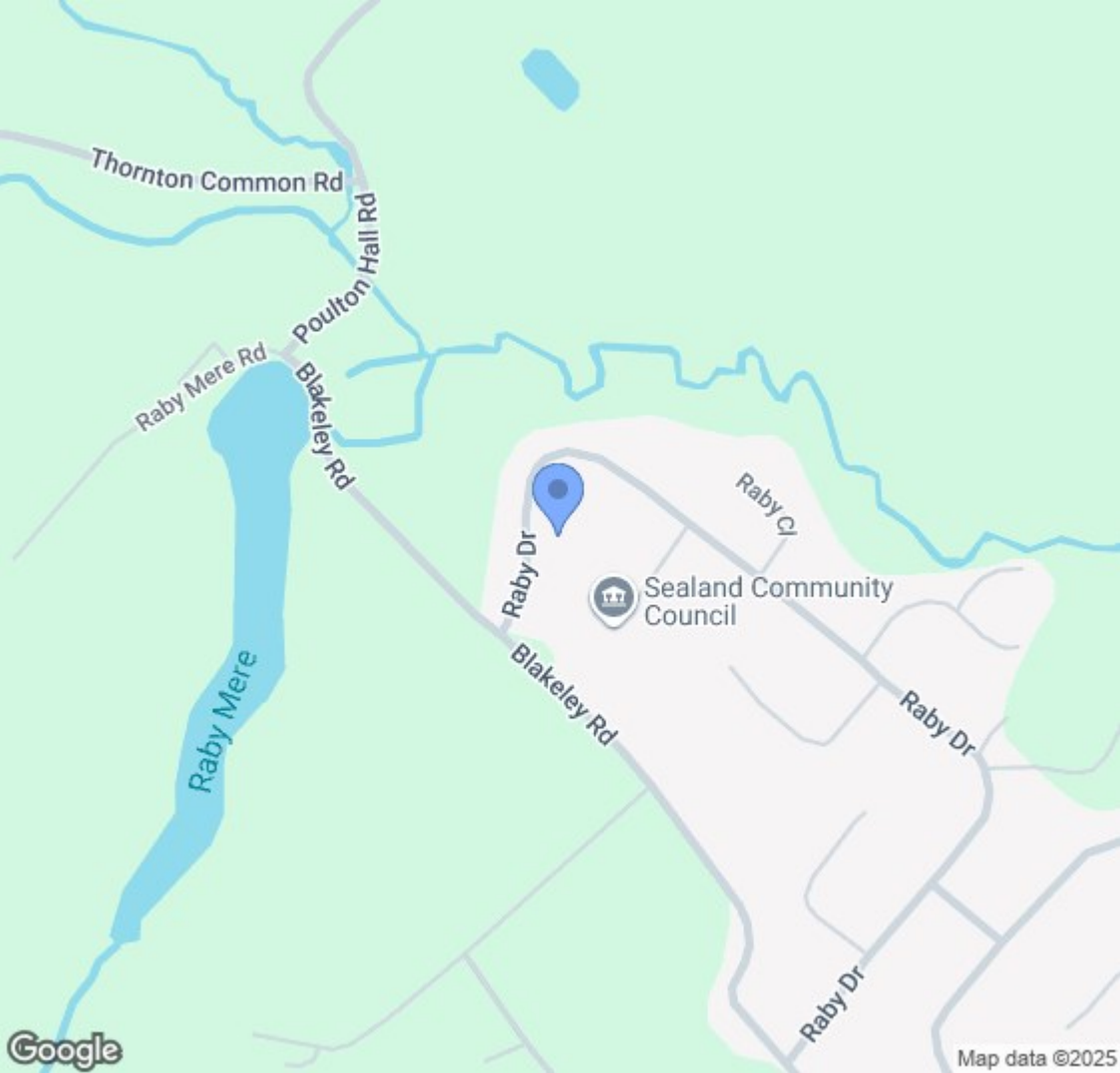
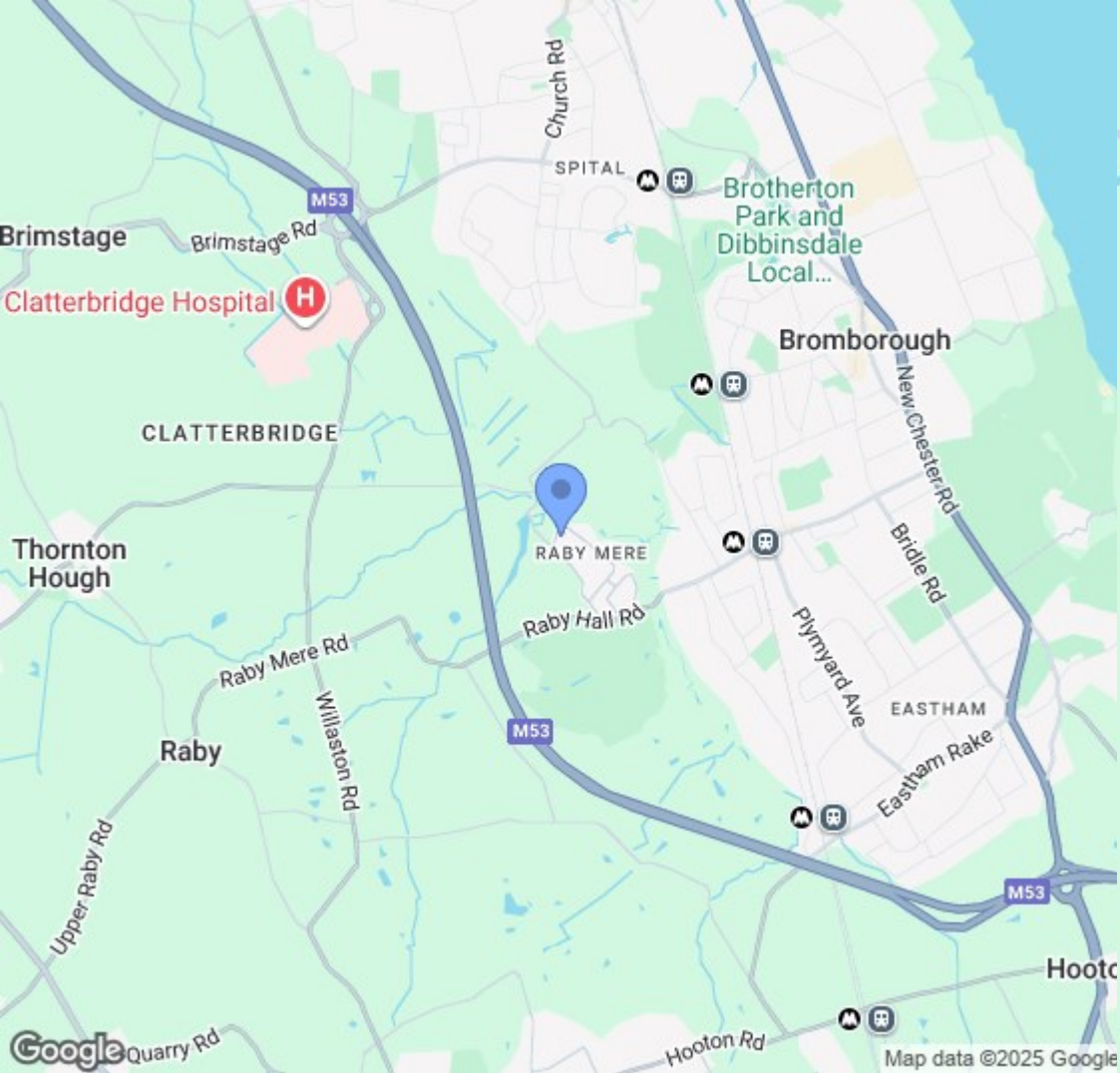


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 199.9 sq. metres (2151.9 sq. feet)



Location Map

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