




Constables
SALES & LETTINGS

Ivy Farm Drive

Little Neston, Neston

£250,000



Constables are delighted to offer for sale this three-bedroom detached bungalow located on the highly regarded Ivy Farm Drive in Neston. Occupying a generous plot with a southerly facing rear garden, this property presents an exciting opportunity for a buyer seeking a home with excellent scope for modernisation and improvement.

The accommodation comprises a welcoming entrance hallway, a spacious lounge with views over the rear garden, and a separate kitchen with adjoining dining area. There are three good-sized bedrooms and a family bathroom. The layout offers superb potential to reconfigure or extend, subject to the necessary consents, creating a truly impressive home.

Externally, the property is set back from the road with a driveway providing ample off-road parking and access to a detached double garage. The rear garden enjoys a sunny southerly aspect and offers excellent privacy, featuring a large lawn area and mature borders.

Ivy Farm Drive is a sought-after residential location within easy reach of Neston town centre, along with easy access to the shops of Little Neston.

Early viewing is strongly recommended to fully appreciate the potential and setting of this detached bungalow.



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- Three Bedroom Detached Bungalow
- Large Corner Plot
- Detached Modern Double Garage
- Scope for Modernisation
- Highly Sought After Location
- Easy Access To Shops

Entrance Hall

Living Room

20'0" x 12'2" (6.12 x 3.71)

Kitchen

8'11" x 11'9" (2.73 x 3.60)

Master Bedroom

11'4" x 15'1" (3.46 x 4.62)

Second Bedroom

10'9" x 11'7" (3.29 x 3.54)

Third Bedroom / Dining Room

7'7" x 10'3" (2.33 x 3.14)

Bathroom

6'6" x 8'2" (1.99 x 2.50)


Lean-to

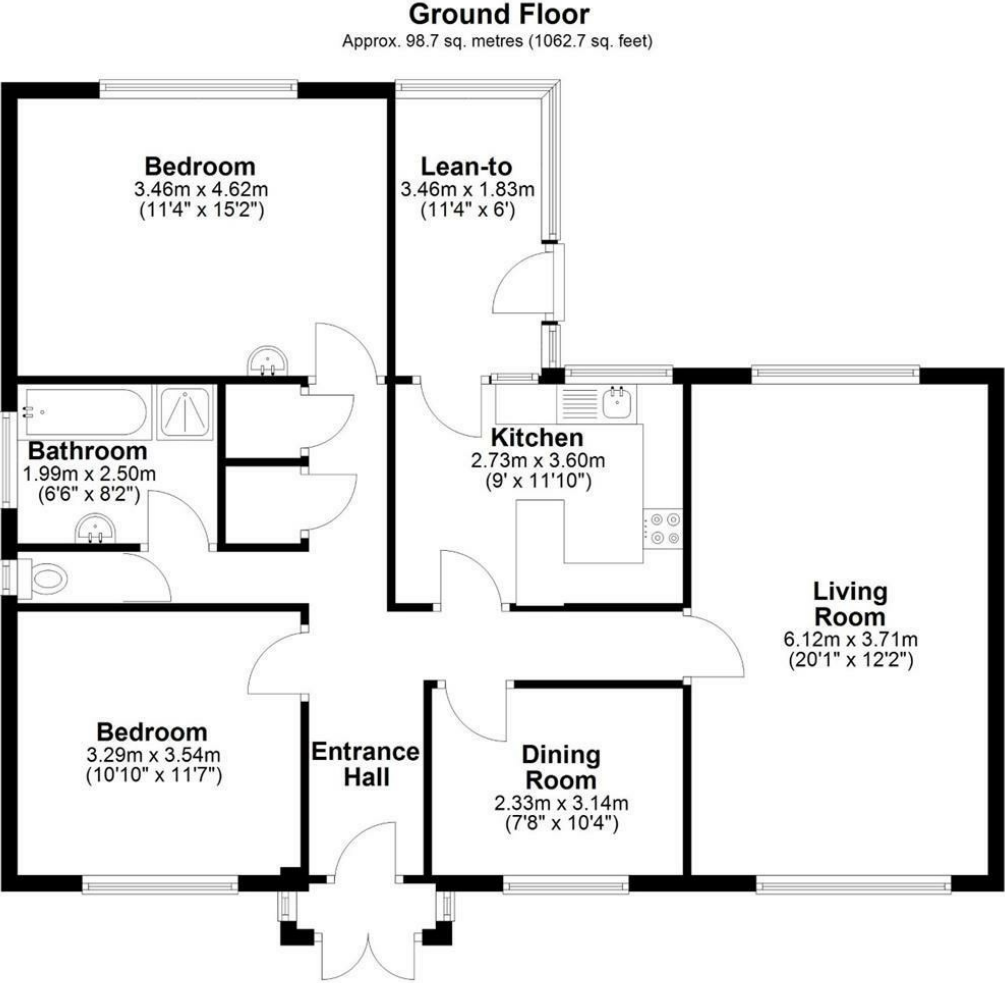
11'4" x 6'0" (3.46 x 1.83)



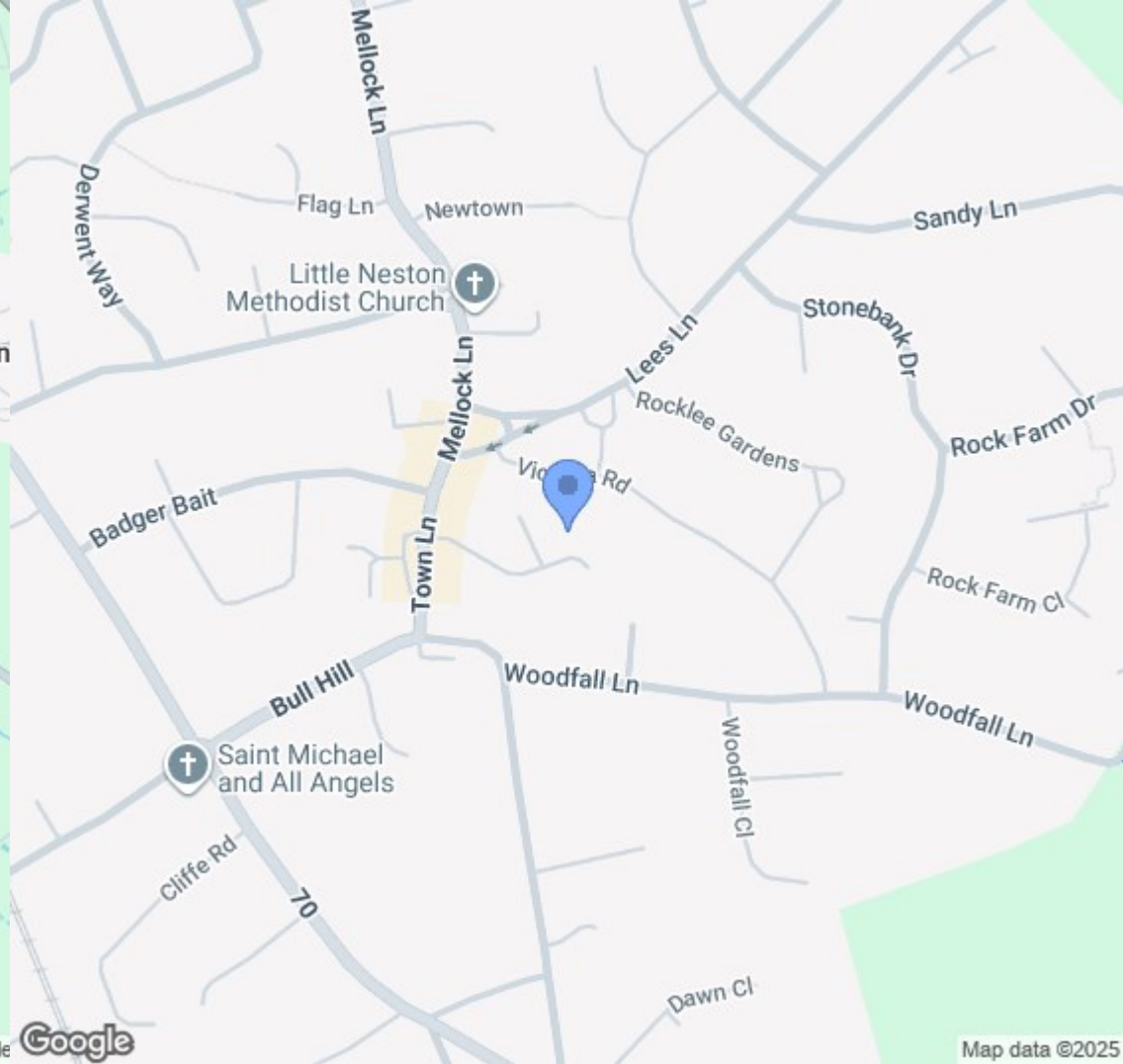
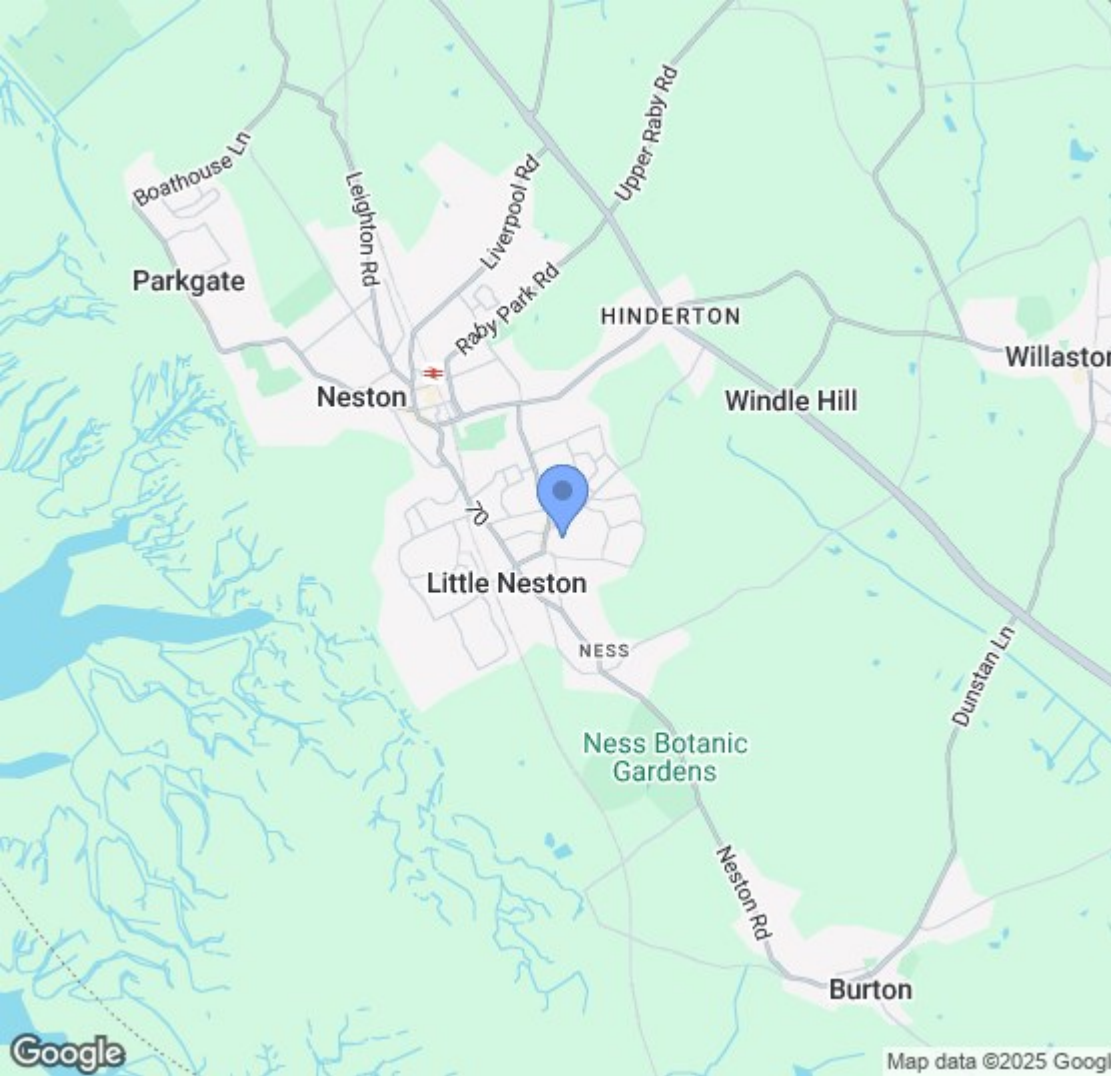


EPC & Floor Plan

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. 98.7 sq. metres (1062.7 sq. feet)
19 Ivy Farm Drive, Little Neston, NESTON



Location Map

Constables

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