

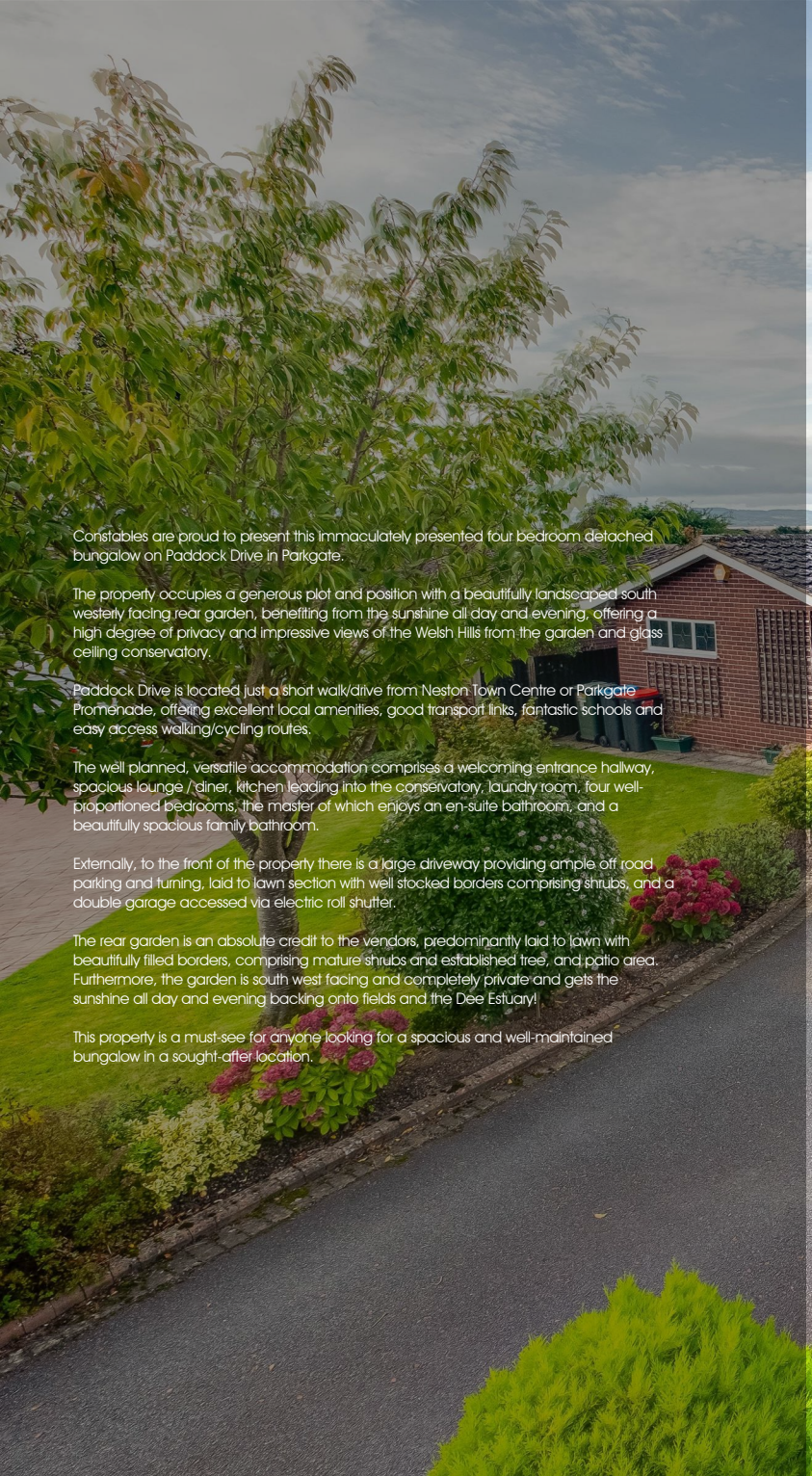


Constables
SALES & LETTINGS

Paddock Drive

Parkgate, Neston

£625,000



Constables are proud to present this immaculately presented four bedroom detached bungalow on Paddock Drive in Parkgate.

The property occupies a generous plot and position with a beautifully landscaped south westerly facing rear garden, benefitting from the sunshine all day and evening, offering a high degree of privacy and impressive views of the Welsh Hills from the garden and glass ceiling conservatory.

Paddock Drive is located just a short walk/drive from Neston Town Centre or Parkgate Promenade, offering excellent local amenities, good transport links, fantastic schools and easy access walking/cycling routes.

The well planned, versatile accommodation comprises a welcoming entrance hallway, spacious lounge / diner, kitchen leading into the conservatory, laundry room, four well-proportioned bedrooms, the master of which enjoys an en-suite bathroom, and a beautifully spacious family bathroom.

Externally, to the front of the property there is a large driveway providing ample off road parking and turning, laid to lawn section with well stocked borders comprising shrubs, and a double garage accessed via electric roll shutter.

The rear garden is an absolute credit to the vendors, predominantly laid to lawn with beautifully filled borders, comprising mature shrubs and established tree, and patio area. Furthermore, the garden is south west facing and completely private and gets the sunshine all day and evening backing onto fields and the Dee Estuary!

This property is a must-see for anyone looking for a spacious and well-maintained bungalow in a sought-after location.





Constables
SALES & LETTINGS

- Four Bedroom Detached Bungalow
- Views over Fields and The Dee Estuary
- Off Road Parking and Double Garage
- Impressive Glass Ceiling Conservatory
- Large Private Garden
- Spacious and Well Presented Throughout

Entrance Hall

Lounge / Diner

18'00 x 24'09 (5.49m x 7.54m)

Kitchen

11'09 x 10'11 (3.58m x 3.33m)

Conservatory

22'01 x 14'07 (6.73m x 4.45m)

Master Bedroom

14'10 x 11'04 (4.52m x 3.45m)

En-suite

9'03 x 5'04 (2.82m x 1.63m)

Second Bedroom

10'11 x 10'09 (3.33m x 3.28m)

Third Bedroom

11'05 x 9'06 (3.48m x 2.90m)

Fourth Bedroom

10'11 x 7'03 (3.33m x 2.21m)

Main Bathroom

8'05 x 9'04 (2.57m x 2.84m)

Laundry Room


2'10 x 6'04 (0.86m x 1.93m)

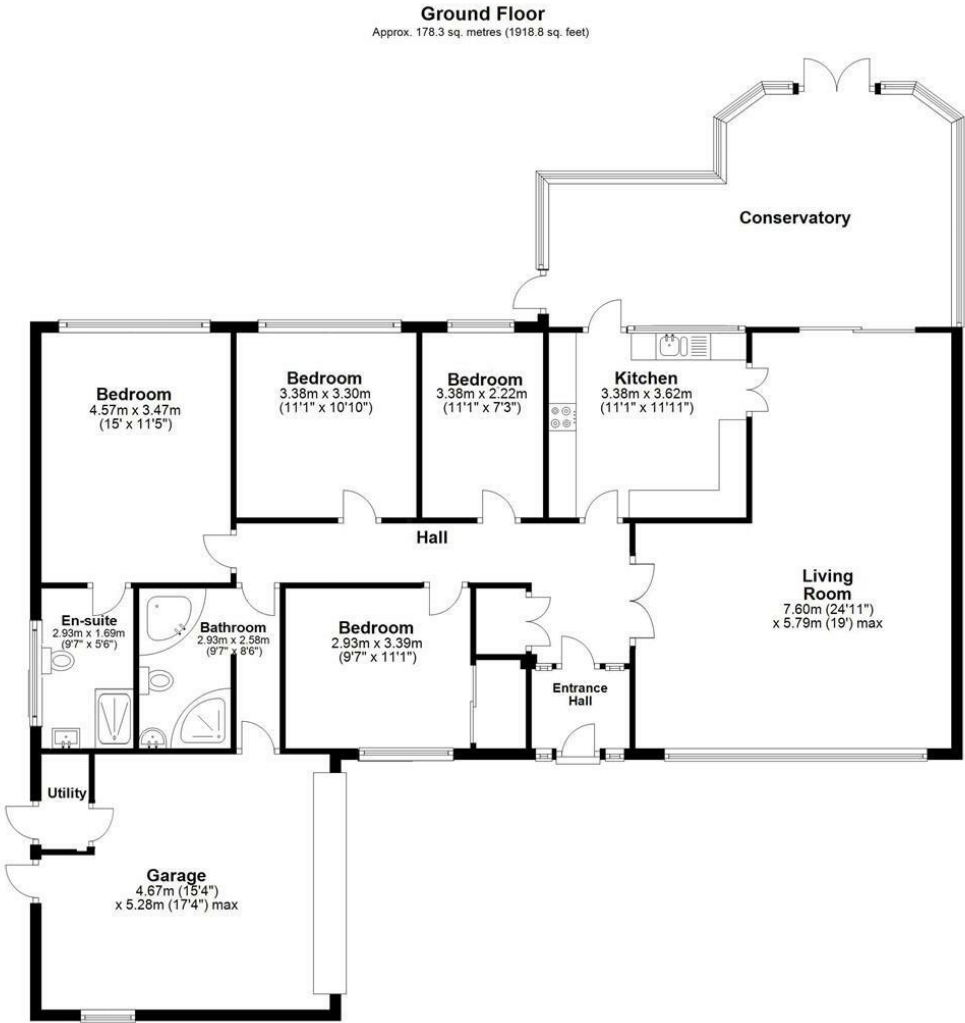
Double Garage



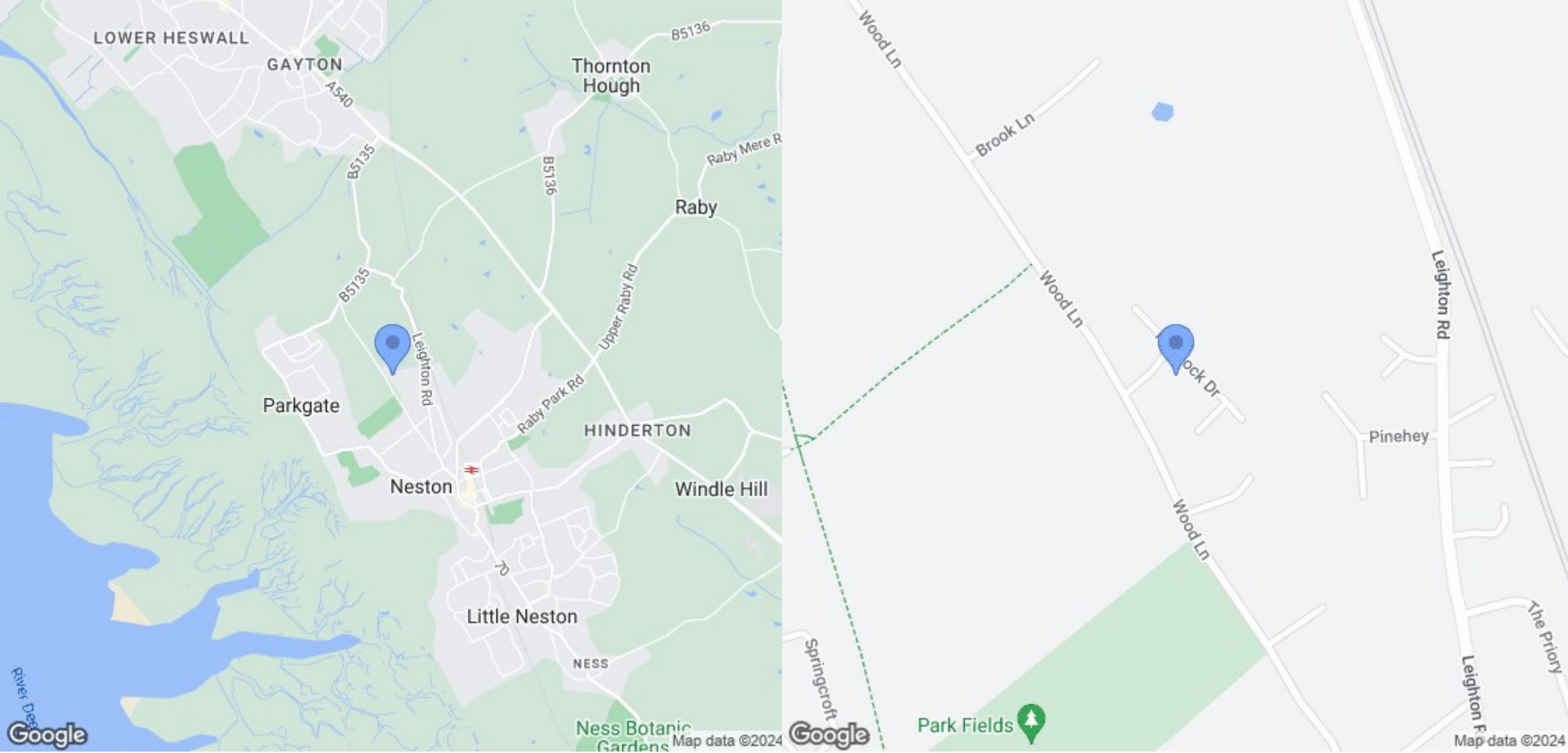


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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. 178.3 sq. metres (1918.8 sq. feet)
Paddock Drive, Parkgate, Neston



Location Map

Constables

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

info@constablesestateagents.co.uk

0151 353 1333