

DRAFT DETAILS

Constables
SALES & LETTINGS



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Waskasoo Buggen Lane

£765,000



- Five Bedroom Detached Property
- Excellent Elevated Parkgate Location
- Views over the Dee Estuary
- Open Plan Kitchen / Diner
- Spacious Rooms
- Large Rear Garden

Constables are delighted to offer for sale this individually designed detached property situated in a much sought after location, on a large elevated plot within walking distance to Neston and Parkgate.

The property offers incredibly spacious and well-presented accommodation arranged over three floors. The accommodation briefly comprises; entrance hallway, cloakroom, extended lounge with views over the Dee Estuary, modern open plan kitchen-dining room with two double oven, granite tops, utility room, master bedroom and en-suite. Stairs lead down from the hallway to a 29 foot living room with wood burning stove, and sun room.

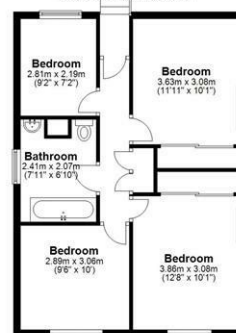
To the first floor are four bedrooms and a bathroom.

Outside the property is set back from the road with a large driveway leading to a double garage. At the rear of the property is a sizeable garden and patio area that is incredibly private and enjoys a sunny aspect. Neston offers an excellent range of amenities including supermarkets, high street banks and independent retailers as well as a number of restaurants and Inns. The coastal village of Parkgate has also has a good range of restaurants, cafes and bars and is ideal for the walking enthusiast with the Wirral Way easily accessed from here. The property is a short drive away from the A550 which provides access to the motorway network and larger commercial centres of the region. This unique property would make a fantastic family home and early viewing is essential to appreciate all on offer.

Ground Floor
Approx. 215.4 sq. metres (2318.4 sq. feet)



First Floor
Approx. 56.5 sq. metres (606.5 sq. feet)



Total area: approx. 271.0 sq. metres (2916.9 sq. feet)
Wakasoo, Buggen Lane, Neston

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hallway

Lounge
21'4 x 14'10

W/C

Cloakroom

Kitchen / Dining room
26'9 x 15'3

Utility Room
7'3 x 8'1

Master Bedroom
26'9 x 12

En-suite Shower Room

Living Room
29'6 x 13'00

Sun Room
29'6 x 7'5

Landing

Bedroom Two
12'8 x 10'1

Bedroom Three
11'11 x 10'1

Bedroom Four
9'6 x 10'

Bedroom Five
9'2 x 7'2

Bathroom
7'11 x 6'10

Garden

Garage



