



17 ORCHARD DRIVE NESTON

**£415,000
FREEHOLD**

Vista Abode are delighted to showcase this spacious four bedroom detached property.

Virtual Tour Available

This is a rare opportunity to purchase a spacious detached home set in a third of an acre. This is a truly unique property brimming with potential, perfect for those looking to enjoy the peace and quiet of village life.

Nearby is the historic market town of Neston which offers a variety of shops, cafes and restaurants. The location also offers reputable schools, including Woodfall Primary, excellent transport links and green spaces, with The Wirral Way, Ness Gardens and Burton Mere being close by.

This immaculately presented home is offered to the market chain free. With the benefit of a very versatile floorplan, promising generous and well-proportioned accommodation throughout, the property is



- Spacious Four Bedroom Detached Family Home
- Virtual Tour Available
- Four Double Bedrooms With Fitted Wardrobes

Entrance hallway

Down stairs WC

Living Room

20'10 x 11'6

Windows to front elevation, gas fire, radiators, patio window to rear garden.

Dining Room

16'4 x 10'0

Radiator and patio doors to the rear garden.

Kitchen

10'2 x 9'11

Wooden base and wall units, granite worktops, integrated appliances including a double oven, microwave, five burner hob, dishwasher and sink.

Window to rear garden.

Utility Room

6'9 x 5'4

Master Bedroom

11'10 x 11'3

Window to front elevation and fitted wardrobes.

En-Suite

6'0 x 5'9

Vanity sink unit, walk in shower, WC and towel radiator.

Bedroom 2

10'1 x 9'0

Window to side elevation and fitted wardrobes.

Bedroom 3

10'1 x 9'1

Window to rear elevation and fitted wardrobes.

Bedroom 4

9'8 x 8'9

Window to rear elevation and fitted wardrobes.



- Family Bathroom And En-Suite
- Utility Room
- Double Glazing, Central Heating And Solar Panels
- Parking For Multiple Vehicles

Family Bathroom

6'11 x 5'9

Window to rear elevation bath with over shower,
sink and WC.

Double Garage

17'8 x 17'2



- Double Garage • Large Plot With Stunning Wrap Around Gardens • Peaceful Cul-De-Sac Location





Additional Information

Local Authority -

Council Tax - Band C

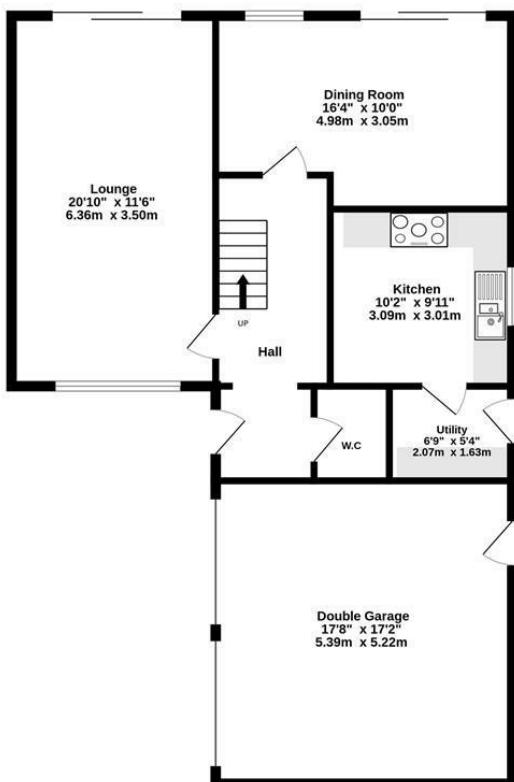
Viewings - By Appointment Only

Floor Area - sq ft

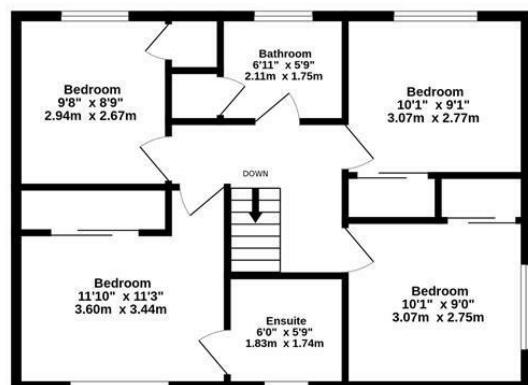
Tenure - Freehold

EPC Rating - C

GROUND FLOOR



FIRST FLOOR



ORCHARD DRIVE LITTLE NESTON

TOTAL FLOOR AREA: 1567 sq.ft. (145.6 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement.
The plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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