



Constables
SALES & LETTINGS

Hill Close

Ness, Neston

£550,000



Occupying a quiet cul-de-sac position with an open aspect to the rear, this impressive four double bedroom detached family home offers spacious and versatile accommodation in one of Ness' most sought-after residential locations. Ideally placed for highly regarded schools, excellent transport links and local amenities, the property is perfectly suited to modern family living.

Beautifully presented throughout, the home benefits from gas central heating, double glazing and air conditioning.

The accommodation briefly comprises a welcoming entrance hallway, cosy snug, generous living room with feature gas fire and bi-fold doors opening onto the rear garden, a bright conservatory, study, downstairs WC, utility room and an impressive open-plan kitchen/diner. The kitchen is fitted with granite worktops, a central island and a comprehensive range of integrated appliances, whilst the vaulted ceiling with Velux windows creates a superb entertaining and family space.

To the first floor are four genuine double bedrooms, all with fitted wardrobes. The principal bedroom enjoys the benefit of an en-suite shower room, whilst the remaining bedrooms are served by a stylish contemporary shower room and separate WC.

Externally, the property enjoys excellent kerb appeal with two driveways providing ample off-road parking, an integral garage, mature front garden and gated side access.

The south-facing rear garden is a particular feature, enjoying a high degree of privacy and an open outlook over the playing fields beyond with a gate to allow children to walk to the bus / school without walking on the road without a pavement in Ness. Predominantly laid to lawn, the garden also offers a patio seating area, a generous side garden with pergola, timber shed and direct gated access onto the playing fields.

Early viewing is highly recommended.



Constables
SALES & LETTINGS

- Four Bedroom Detached Family Home
- Gate Leading onto Field
- Quiet and Private Cul-De-Sac
- Property Benefits from Air Conditioning
- Large South Facing Garden
- Views over Fields

Entrance Hallway

19'10" x 11'1" (6.07m x 3.40m)

Study

6'9" x 5'6" (2.06m x 1.68m)

Snug

12'2" x 11'1" (3.71m x 3.38m)

Lounge

21'3" x 15'5" (6.48m x 4.70m)

Conservatory

12'7" x 10'0" (3.84m x 3.05m)

Kitchen / Diner

18'8" x 13'10" (5.69m x 4.22m)

Utility Room

10'0" x 9'4" (3.05m x 2.84m)

Master Bedroom

12'5" x 12'2" (3.78m x 3.71m)

En-suite**Second Bedroom**

13'8" x 12'9" (4.17m x 3.89m)

Third Bedroom

12'4" x 8'9" (3.76m x 2.67m)

Fourth Bedroom

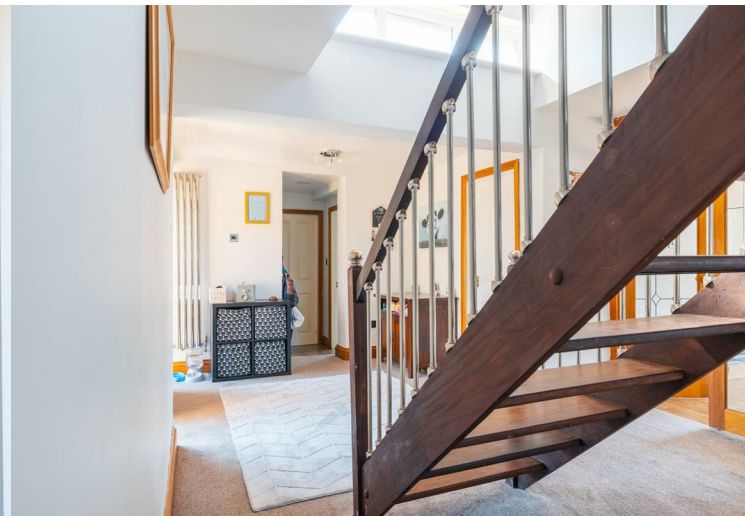
10'7" x 8'9" (3.23m x 2.67m)

Shower Room

7'4" x 5'10" (2.26m x 1.80m)

W/C

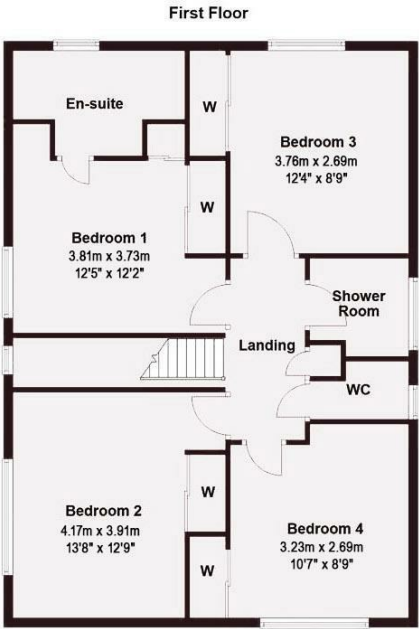
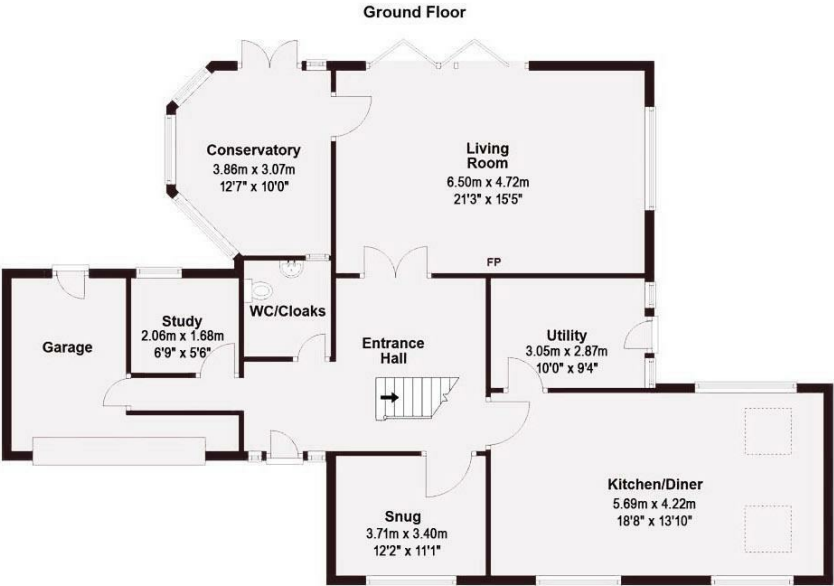
5'6" x 4'9" (1.70m x 1.47m)

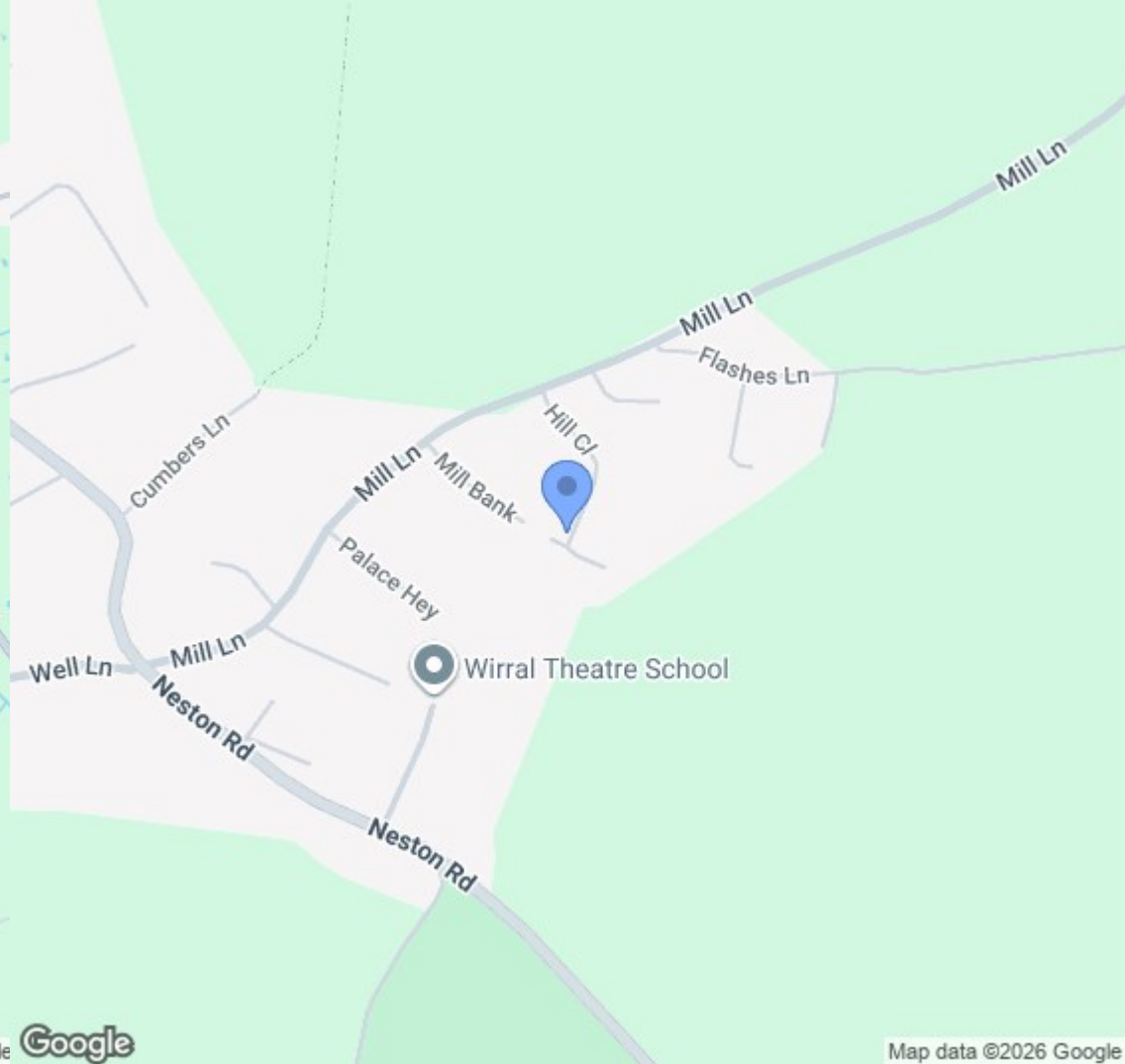
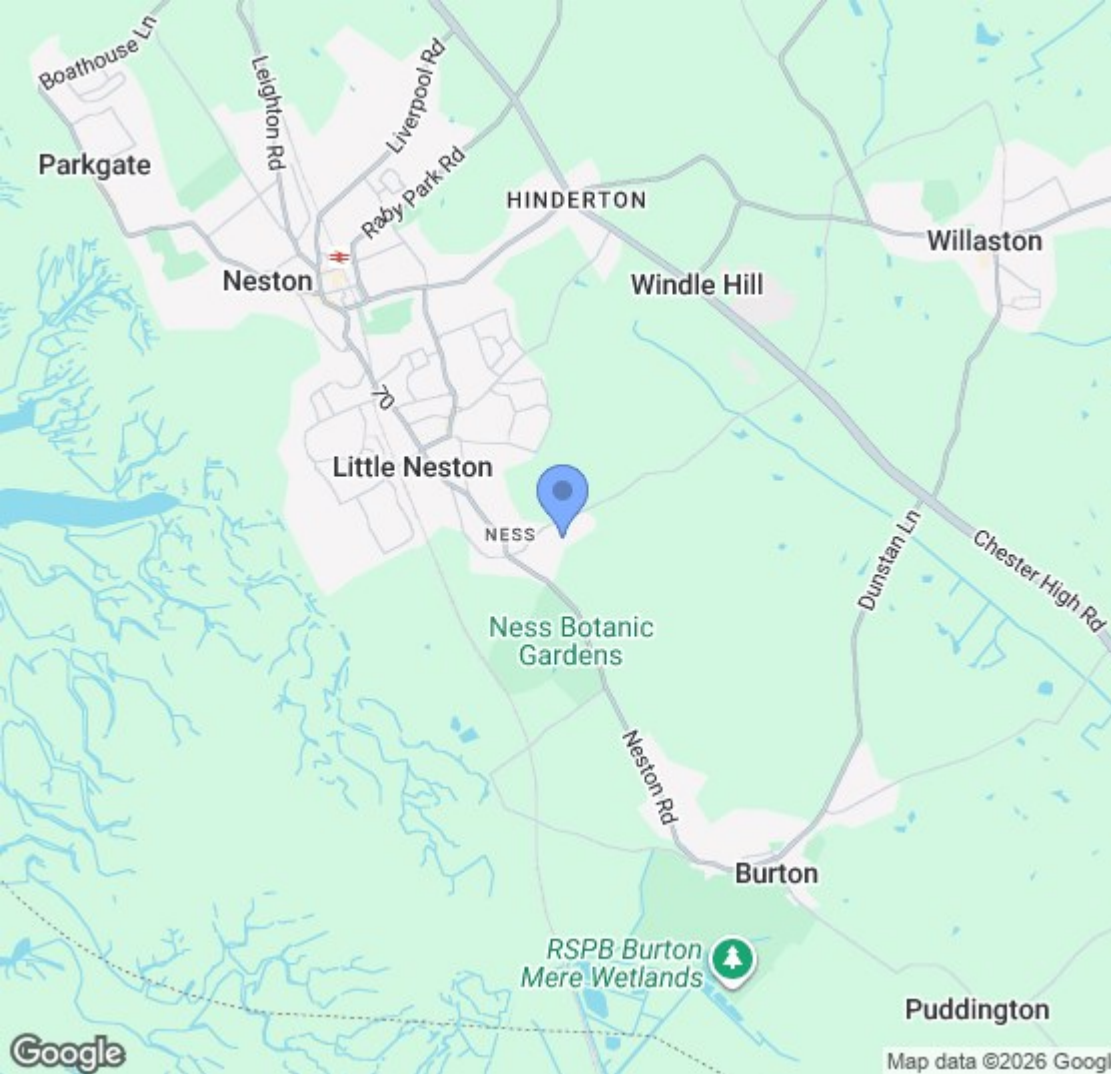




EPC & Floor Plan

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	





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