

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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C

**5 Stonebank Drive Little Neston**

**£340,000**



- Two Bedroom Detached Bungalow
- Highly Sought After Little Neston Location
- Large Plot with Generous Rear Garden
- Rear Extension
- Off Road Parking and Garage
- Gas Central Heating

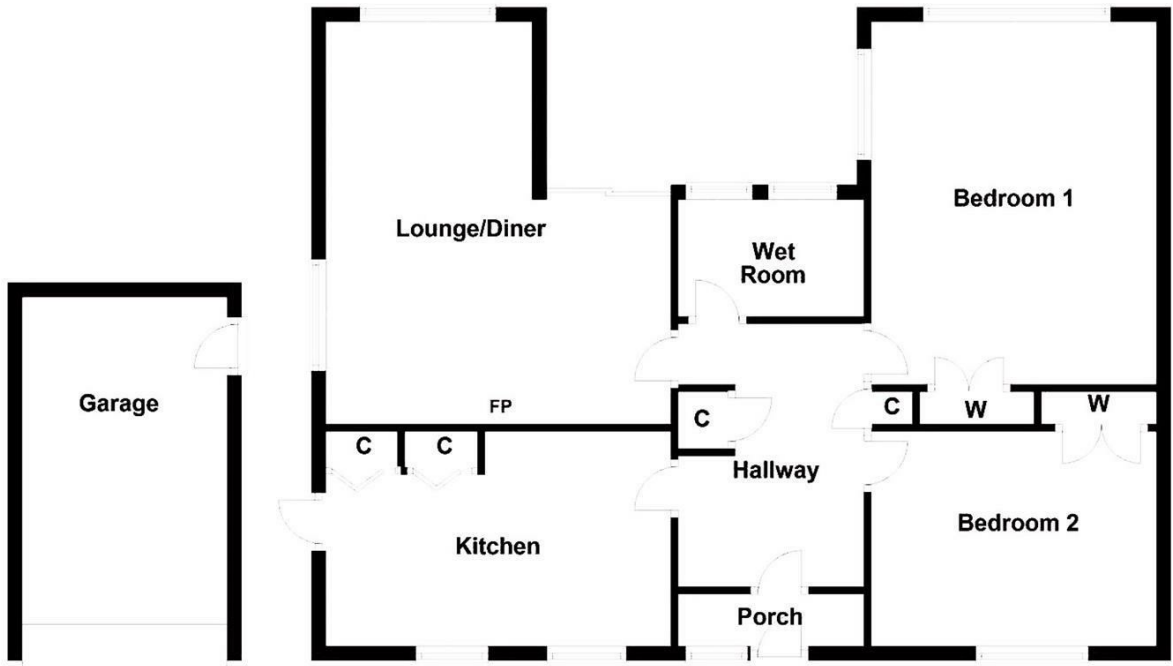
Constables are delighted to offer to the market this deceptively spacious two bedroom bungalow, ideally positioned in a quiet and convenient location on Stonebank Drive. The property is within walking distance of excellent local amenities, well-regarded schools including Woodfall Primary, and benefits from good transport links. Extended to the rear, the bungalow provides generous and flexible single-storey accommodation suited to a range of buyers.

The accommodation opens with a porch leading into a welcoming entrance hallway. To the rear, a substantial lounge and dining area enjoys sliding doors opening onto the garden, creating a bright and sociable living space. The kitchen has been recently updated and is fitted with a modern range of wall and base units with space for appliances. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from the rear extension. A contemporary wet room completes the internal accommodation.

Externally, the property benefits from a well-maintained front garden with mature shrubs and lawn, a driveway providing off-road parking, and access to a garage. The rear garden offers a private and secure outlook, predominantly laid to lawn with established borders.

An excellent opportunity to acquire a spacious bungalow in a popular residential location early viewing is recommended.

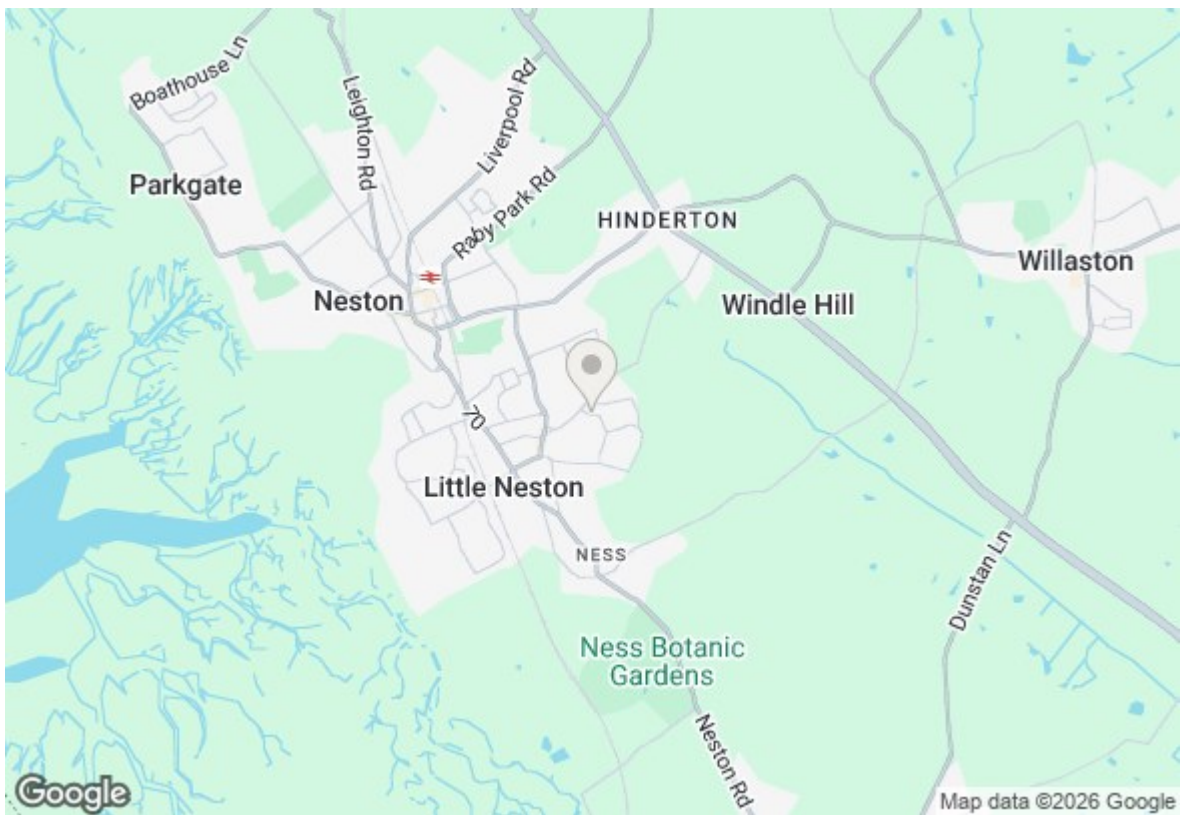
## Ground Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Porch**  
**5'04 x 2'07**

**Entrance Hallway**  
**13'03 x 6'04**

**Lounge / Diner**  
**20'08 x 15'11**

**Kitchen**  
**16'06 x 10'05**

**Master Bedroom**  
**19'00 x 12'00**

**Second Bedroom**  
**13'03 x 10'07**

**Bathroom**  
**8'07 x 6'02**

**Garage**

**Garden**



