



**Constables**  
SALES & LETTINGS

Well Lane

Ness, Neston

£725,000



Located in one of the most sought after locations in the area, Cresta is set back from Well Lane in its own private plot. The property has been completely renovated and remodelled from the original dwelling by the current owner, who has created a substantial family home that is finished to an exceptional standard throughout. The accommodation is arranged over two floors and comprises, entrance hallway with built in storage, cloakroom and vaulted ceiling. Off the hallway is an office, a fifth bedroom or additional reception room with wet under floor heating and an impressive open plan kitchen-dining space. The kitchen is well-appointed with an excellent range of units, breakfast island with granite top, an integrated double oven, grill and hob, log burning stove, Bi-fold and patio doors leading out to the garden. Off the kitchen is handy utility room and the main living room. The kitchen & utility room have wet under floor heating.

On the first floor there are four double bedrooms, two of which have en-suite bathrooms and there is a family bathroom. One en-suite and the main bathroom have electric under floor heating. The main bedroom has a walk in wardrobe.

Outside there is a private driveway leading to parking and turning area and a double garage with a fully insulated and heated room above that could service as a stand alone annex. At the rear is a fantastic sized garden that has been skilfully landscaped, the garden has a lawn, patio, pond and established borders.

This stunning property must be seen and early viewing is essential.

# Constables

SALES & LETTINGS

Exceptional Detached Property

Five Bedrooms

Office & Utility Room

Early Viewing Essential

Completely Renovated, Remodelled and Extended

Large Lounge & Kitchen-Dining Room

Fantastic Sized Private Plot with Landscaped Gardens

Highly Sought After Location

Three Bathrooms

Garage with Room Above

### Entrance Hallway

#### Office

7'2" x 11'6" (2.19m x 3.51m)

#### Kitchen-Dining Room

14'7" x 35'7" (4.45m x 10.86m)

#### Utility Room

12'5" x 7'8" (3.79m x 2.34m)

#### Living Room

21'5" x 25'3" (6.54m x 7.71m)

#### Bedroom Five/Reception

11'9" x 13'6" (3.59m x 4.14m)

#### Landing

#### Bedroom One

16'11" x 18'5" (5.18m x 5.62m)

#### Walk in Wardrobe

#### En-suite

8'8" x 5'4" (2.65m x 1.63m)

#### Bedroom Two

9'3" x 11'10" (2.84m x 3.62m)

#### En-suite

#### Bedroom Three

9'5" x 15'1" max (2.88m x 4.61m max)

#### Bedroom Four

9'3" x 13'1" (2.84m x 3.99m)

#### Bathroom

#### Garage

20'0" x 16'3" (6.11m x 4.96m)


#### Attic Room Above Garage

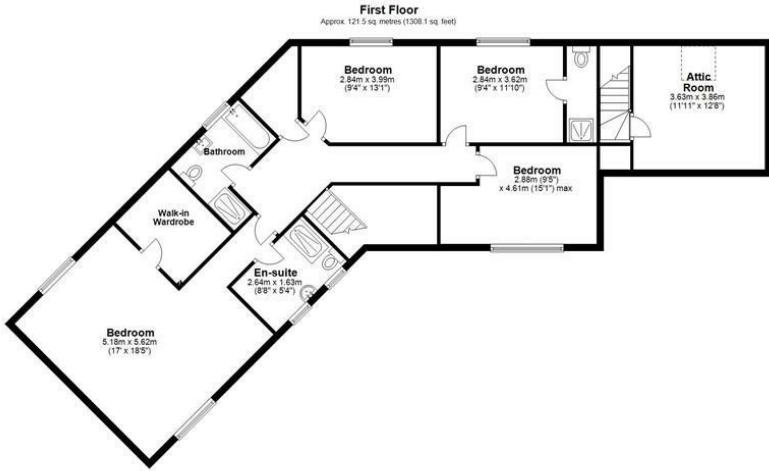
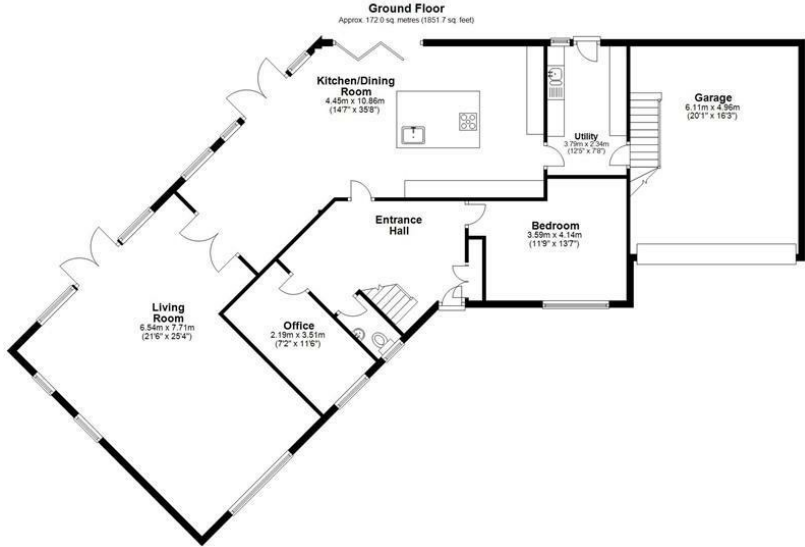
11'10" x 12'7" (3.63m x 3.86m)



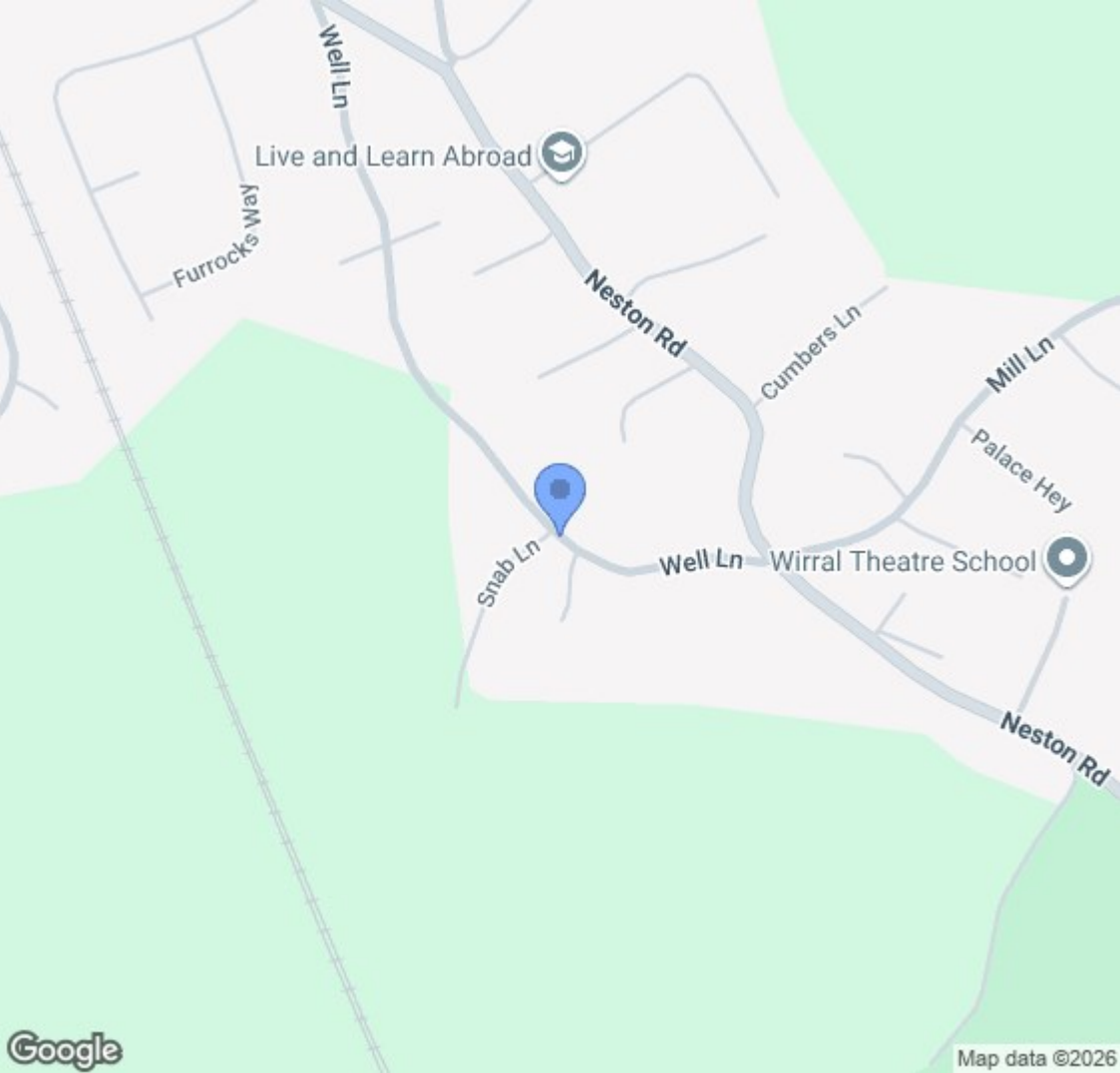
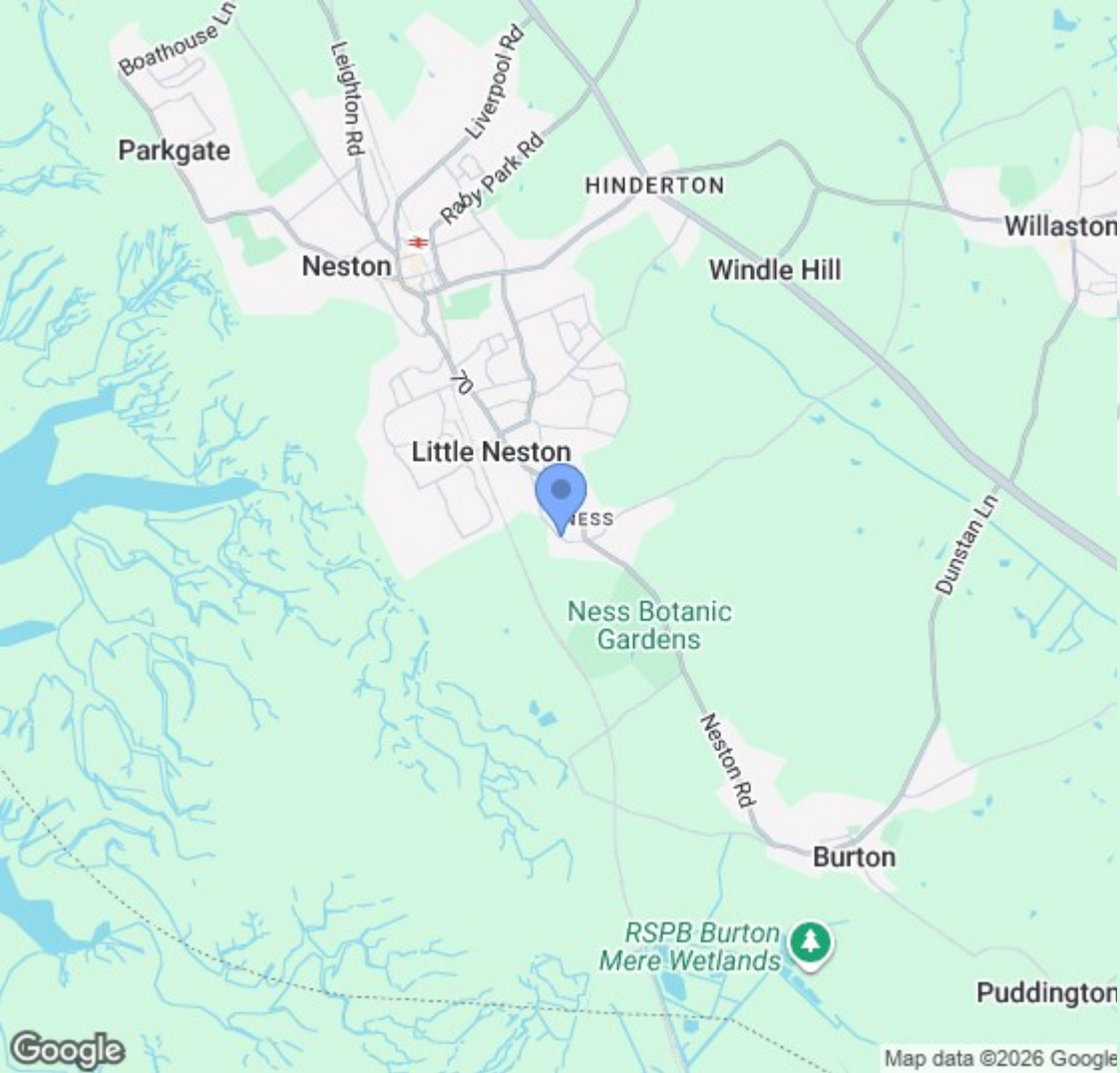


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 293.6 sq. metres (3159.8 sq. feet)  
Cresta, Well Lane, Ness, NESTON



Location Map

# Constables

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