

DRAFT DETAILS

Constables
SALES & LETTINGS



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33 Sunningdale Way Little

£350,000 Offers Over



Constables are pleased to present this exceptionally well-presented two bedroom detached bungalow, tucked away in a peaceful cul-de-sac just moments from the Dee Estuary.

The property has been finished to a high standard throughout and has benefited from recent upgrades, including a newly fitted kitchen and a stylish modern bathroom, making it move-in ready. Occupying a generous and private south-facing corner plot, the bungalow also offers ample off-road parking for multiple vehicles alongside a garage with wall-to-wall storage built in, along with workshop space.

The accommodation briefly comprises an inviting entrance hallway, a spacious lounge opening into a dining area, and a bright side conservatory. The newly modernised kitchen is well-appointed and thoughtfully arranged. There are two well-proportioned bedrooms, a contemporary bathroom, and a second conservatory that opens directly onto the rear garden and patio area.

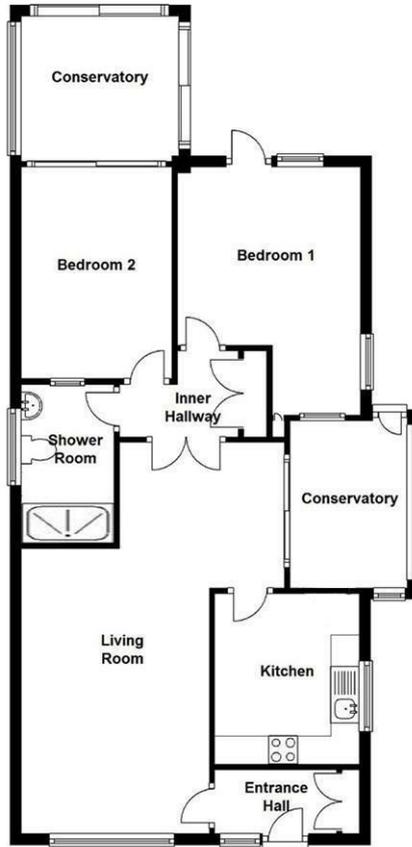
Externally, the rear garden enjoys a sunny and private aspect and has been professionally landscaped into an attractive tiered garden, ideal for both relaxing and entertaining. To the front and side, the property continues to benefit from its corner plot position, including a detached garage with an electric up-and-over door and a driveway providing parking for several vehicles.

The property is ideally situated close to the banks of the Dee Estuary with direct access to the Wirral Way. Bus links are nearby, and the popular market town of Neston is a short distance away, offering a wide range of amenities including independent shops, supermarkets, restaurants, banks, and transport links.

A beautifully presented bungalow in a sought-after location. Early viewing is highly recommended.

Ground Floor

Approx. 78.9 sq. metres (849.2 sq. feet)



Total area: approx. 78.9 sq. metres (849.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

Lounge
16'6" x 10'9"

Dining Room
9'10 x 9

Kitchen

Conservatory
8'5" x 6'9"

Inner Hallway

Master Bedroom
14'4" x 10'5"

Second Bedroom
12'8 x 9

Conservatory
9'1" x 8'5"

Bathroom

Gardens

Garage







