

# DRAFT DETAILS

Constables

SALES & LETTINGS



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20 Mill Lane Ness CH64 4BQ

£340,000



- Three Bedroom Semi Detached
- Views Over Fields
- Excellent Presentation Throughout
- Off Road Parking
- Generous Front and Rear Garden
- Exclusive Ness Location

Constables are delighted to present this beautifully appointed and deceptively spacious three bedroom semi-detached home, occupying a generous plot along the ever-popular Mill Lane in Ness. Enjoying stunning open aspects to the rear and a thoughtfully styled interior throughout, this property offers a perfect blend of character, comfort, and modern living.

The accommodation opens with a welcoming entrance hall leading into a bright and inviting lounge, centred around a feature fireplace and complemented by warm tones and tasteful décor. To the rear, a superb open-plan living/dining space creates the heart of the home, flooded with natural light and offering direct access to the garden, ideal for both everyday living and entertaining. The kitchen is well-appointed with ample worktop space, fitted units, and pleasant garden views, with a separate utility-style area enhancing practicality.

Upstairs, the property offers three well-proportioned bedrooms, all presented to a high standard, alongside a stylish family bathroom featuring both bath and shower facilities. The layout is perfectly suited to families, downsizers, or those seeking flexible work-from-home space.

Externally, the property truly excels. The rear garden is a standout feature, generous in size, beautifully landscaped, and enjoying uninterrupted views across open fields. There are multiple seating areas, a garden room or summer house, and a well-maintained lawn bordered by mature planting, creating a private and tranquil outdoor setting. To the rear the property benefits from off road parking and garage.

Situated in the sought-after village of Ness, the property enjoys a semi-rural feel while remaining within easy reach of Neston, local amenities, reputable schools, and excellent transport links.

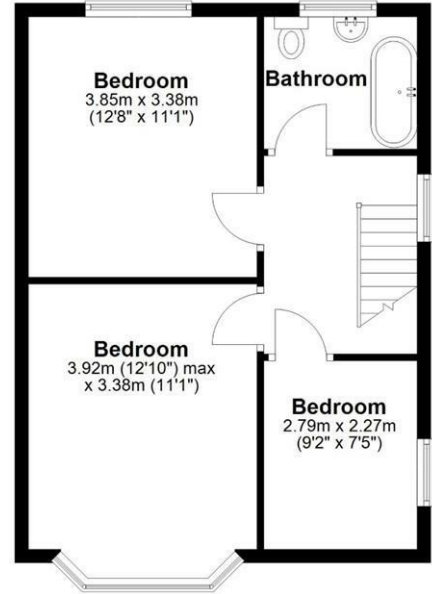
### Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



### First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)

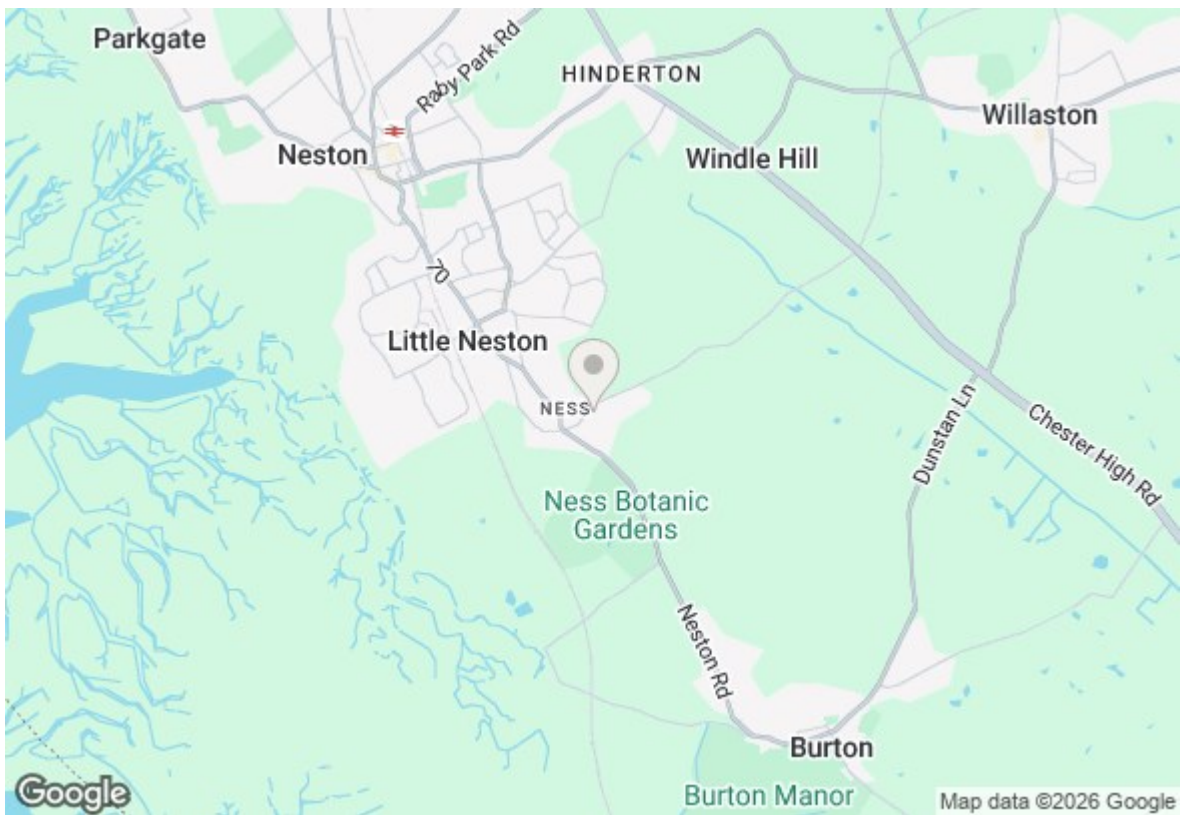


Total area: approx. 98.7 sq. metres (1062.8 sq. feet)

**20 Mill Lane, Little Ness, NESTON**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hall**

**Living Room**  
**16'8 x 13**

**Kitchen / Diner**  
**8'10 x 18'10**

**Utility Room**  
**7'5 x 5'7**

**Shower Room / WC**

**First Floor**

**Master Bedroom**  
**12'10 x 11'1**

**Second Bedroom**  
**12'8 x 11'1**

**Third Bedroom**  
**9'2 x 7'5**

**Bathroom**

