

DRAFT DETAILS

Constables
SALES & LETTINGS



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78 The Looms Neston CH64

£595,000



- Five Bedroom Detached Family Home
- Exclusive Parkgate Location
- Views over The Dee Estuary
- Large Ground Floor Extension
- Open Plan Living Area with Underfloor Heating
- Spacious Garden Backing onto Wirral Way

Constables are delighted to present this beautifully extended five-bedroom detached family home, occupying a sought-after position on The Looms in the ever-popular village of Parkgate.

Offering spacious and versatile accommodation throughout, this impressive property has been thoughtfully extended and impeccably maintained by the current owners to create a home perfectly suited to modern family living. Ideally located within easy reach of highly regarded schools, excellent transport links and a range of local amenities, the property is also just a short stroll from Parkgate Promenade and enjoys direct access to The Wirral Way, making it ideal for walking, cycling and enjoying the surrounding countryside.

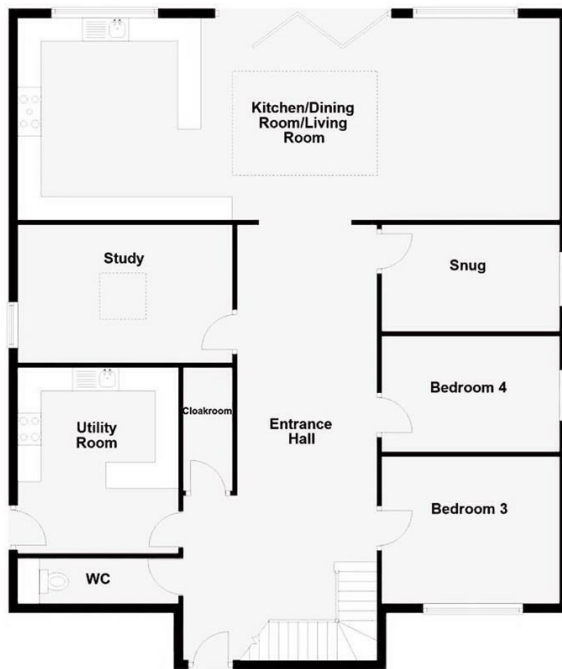
The accommodation briefly comprises an inviting entrance hall with cloakroom and WC, a cosy snug with media wall, a dedicated home office with fitted furniture, and an outstanding open-plan kitchen, dining and family room which forms the heart of the home. Finished to an exceptional standard, this fantastic space features a comprehensive range of fitted units with granite worktops, integrated appliances, breakfast bar, underfloor heating, ceiling lantern and bi-folding doors opening onto the rear garden. A separate utility room provides additional storage, workspace and appliance space. The ground floor is completed by two generous double bedrooms, offering flexible accommodation for guests, older children or multi-generational living.

To the first floor are three further well-proportioned bedrooms, including the principal bedroom with fitted wardrobes, together with a beautifully appointed family bathroom.

Externally, the property enjoys excellent kerb appeal with a driveway providing ample off-road parking, a carport, garage and gated side access.

The rear garden is undoubtedly one of the property's standout features. Enjoying a sunny aspect and backing directly onto The Wirral Way, it offers an exceptional level of privacy with no direct rear neighbours.

Ground Floor

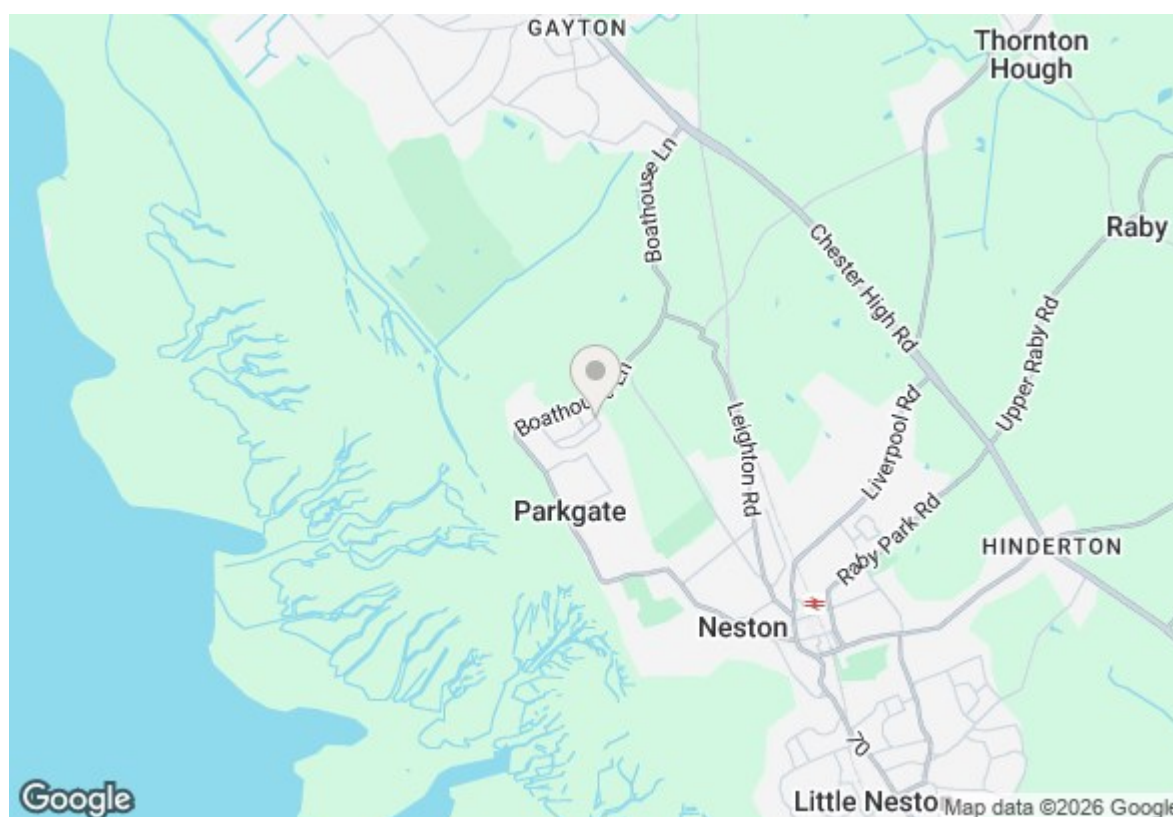


First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

31'00 x 11'10

Cloakroom

W/C

8'2" x 2'11"

Kitchen / Dining Room / Living Room

30'09 x 15'03

Utility Room

13'06 x 10'00

Study

11'01 x 9'03

Snug

12'08 x 9'04

Third Bedroom

11'09 x 8'04

Fourth Bedroom

11'10 x 8'01

First Floor

Master Bedroom

13'02 x 11'04

Second Bedroom

11'08 x 9'08

Fifth Bedroom

9'11 x 9'00

Family Bathroom

5'11 x 5'10





