



**Constables**  
SALES & LETTINGS

Wood Lane

Parkgate, Neston

£475,000



Positioned on the ever-popular Wood Lane, 'Hillberry' is a substantial 1930s four-bedroom family home set on a generous plot. Conveniently located just a short distance from Neston town centre, the property enjoys easy access to highly regarded local schools, excellent transport links and the Wirral Way — ideal for scenic walks and cycling. Carefully maintained by its current owners, this spacious home offers versatile living across three floors and is perfect for growing families.

The accommodation comprises a welcoming entrance porch, spacious hallway with WC, a front-facing reception room, and a lounge opening into the conservatory. To the rear, the standout feature is the expansive open-plan kitchen, living and dining space, ideal for family life and entertaining, with an additional reception room offering further flexibility.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom. A fixed staircase leads to a converted loft room, offering excellent additional space.

Externally, the property is approached via a gated gravel driveway with off-road parking for multiple vehicles and a beautifully planted front garden. To the rear, the private and sunny garden has been attractively landscaped, featuring a large patio, mature borders, secure boundaries, and a garden shed.

Located within a sought-after residential area, early viewing is highly recommended to appreciate the size, setting and potential of this exceptional family home.

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SALES & LETTINGS

- Generous Four Bedroom Family Home
- Private Gated Driveway
- Highly Sought After Location
- Private Rear Garden with Mature Borders
- Generous Open Plan Kitchen / Diner
- Two Bathrooms

### **Porch**

5'05 x 2'05 (1.65m x 0.74m)

### **Entrance Hall**

13'04 x 8'06 (4.06m x 2.59m)

### **W/C**

4'09 x 2'06 (1.45m x 0.76m)

### **Sitting Room**

14'00 x 10'10 (4.27m x 3.30m)

### **Lounge**

20'01 x 10'10 (6.12m x 3.30m)

### **Conservatory**

12'04 x 10'04 (3.76m x 3.15m)

### **Kitchen / Diner**

37'09 x 17'04 (11.51m x 5.28m)

### **Landing**

### **Master Bedroom**

16'04 x 8'01 (4.98m x 2.46m)

### **Ensuite**

7'07 x 4'11 (2.31m x 1.50m)

### **Second Bedroom**

11'10 x 10'11 (3.61m x 3.33m)

### **Third Bedroom**

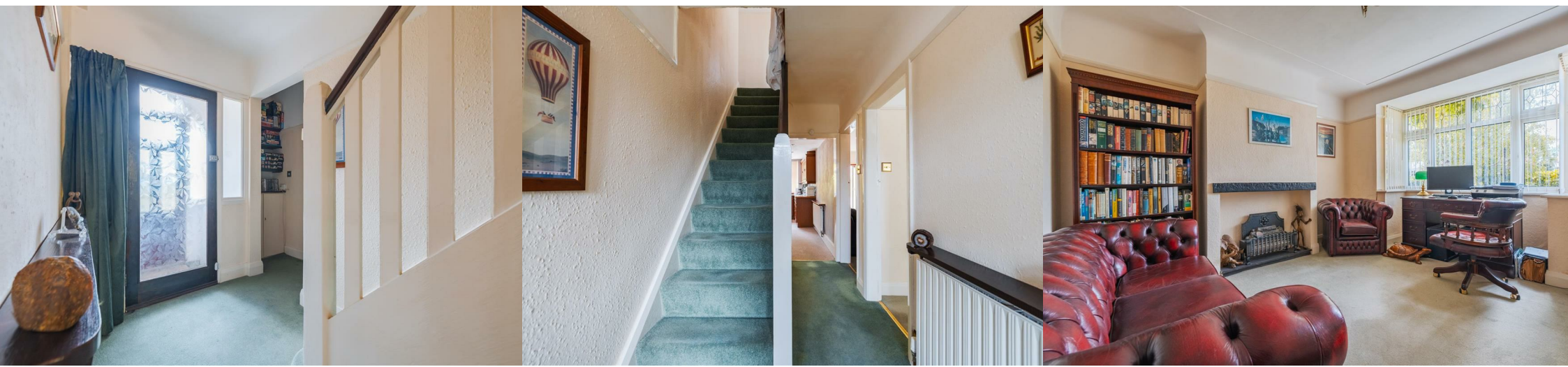
12'00 x 9'00 (3.66m x 2.74m)

### **Fourth Bedroom**

8'06 x 8'04 (2.59m x 2.54m)


### **Bathroom**

8'04 x 5'02 (2.54m x 1.57m)



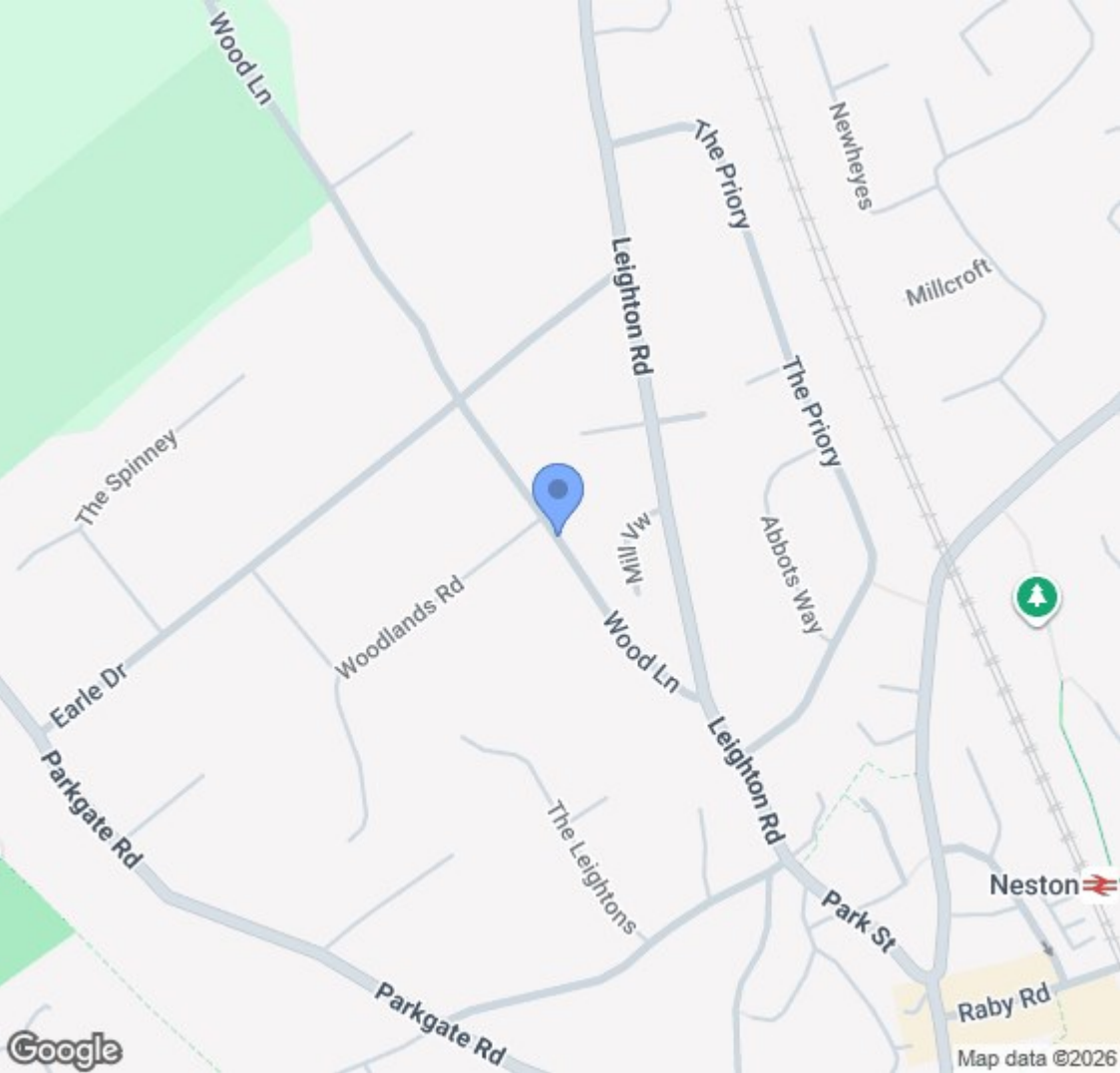
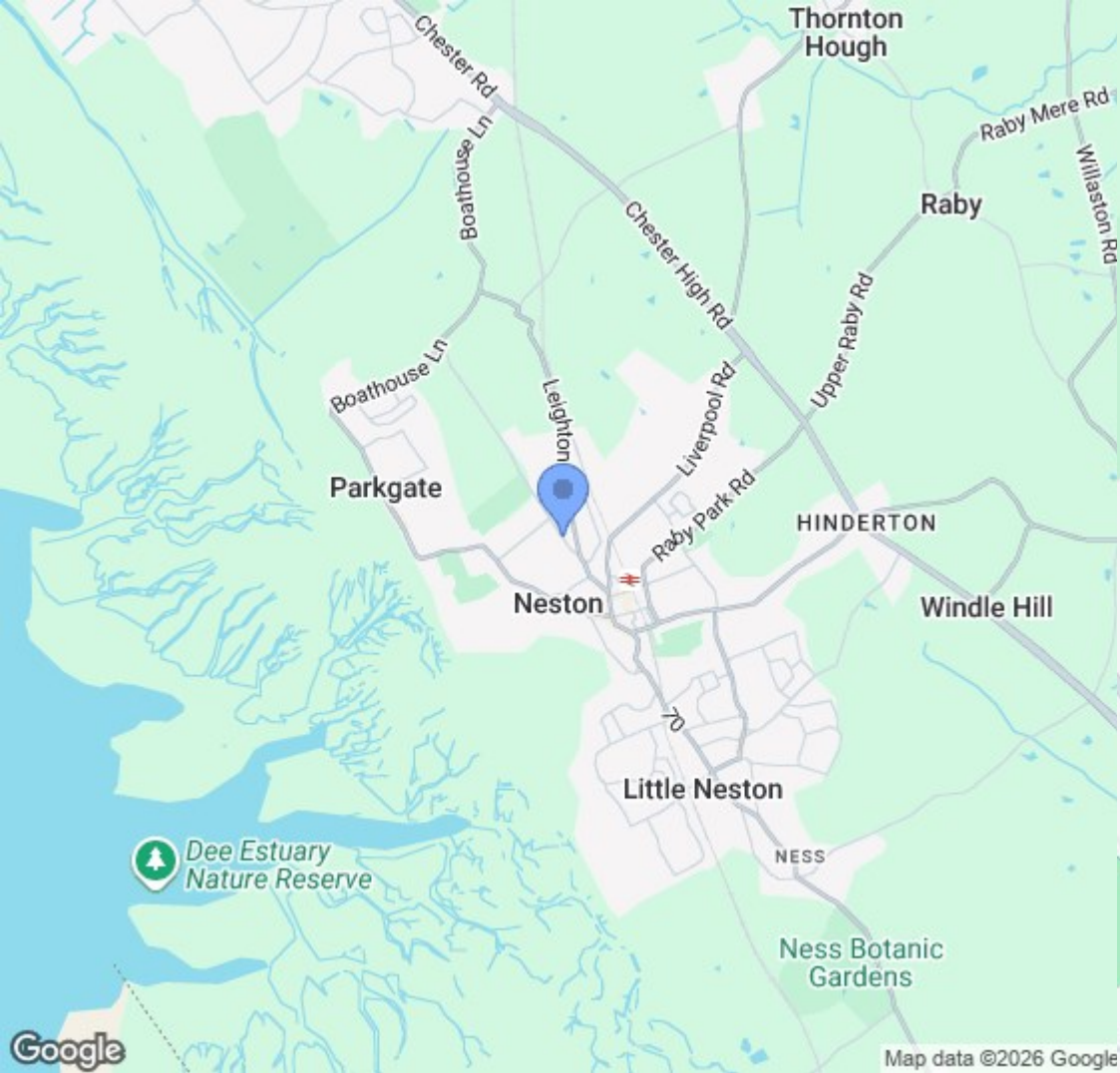


# EPC & Floor Plan

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



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.



Location Map

# Constables

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