




**Constables**  
SALES & LETTINGS

Marshlands Road Little Neston, Neston

£330,000



Enjoying a prime position along the ever-popular Marshlands Road, just a gentle stroll from the breathtaking Dee Estuary, this extended semi-detached home offers an exceptional blend of space, and style in the heart of Little Neston.

Thoughtfully enhanced and impeccably presented throughout, the property delivers generous and versatile accommodation perfectly suited to modern family living. A welcoming entrance hallway sets the tone, leading through double doors into a charming lounge, where a feature brick fireplace and log burning stove create a warm and inviting retreat—ideal for cosy evenings.

At the heart of the home lies a superbly appointed kitchen, fitted with an extensive range of cabinetry, space for a Rangemaster-style cooker and a breakfast bar. The kitchen flows seamlessly into a stunning rear extension, a light-filled space designed for modern living, offering defined sitting and dining areas with delightful views over the garden and direct access outdoors.

Practicality is equally well considered, with an inner hallway leading to a utility room, shower room and integral garage, enhancing the home's functionality.

To the first floor, three well-proportioned bedrooms each benefit from built-in storage, complemented by a well-appointed family bathroom.

Externally, the property is set back from the road with a block paved driveway providing ample off-road parking. To the rear, a thoughtfully landscaped garden offers a private haven—featuring a generous patio, established planting, a lawn, summer house and a fully powered workshop, catering to both relaxation and hobbies alike.

This is a wonderful opportunity to acquire a stylish and spacious home in a sought-after setting, where scenic walks and a vibrant community are right on your doorstep.

Early viewing is highly recommended.



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- Extended Semi-Detached Property
- Two Bathrooms
- Well-appointed Kitchen & Bathroom
- Highly Sought After Locations
- Spacious Lounge
- Utility Room, Workshop, Summer House & Garage
- Three Bedrooms
- Fantastic Rear Extension
- Off Road Parking

### Hallway

### Lounge

12'11" x 12'6" (3.96m x 3.83m)

### Kitchen

8'9" x 18'9" (2.67m x 5.74m)

### Open Plan Living Space

10'2" x 21'5" (3.10m x 6.55m)

### Inner Hallway

### Shower Room

### Utility Area

### Garage

### Landing

### Bedroom One

11'9" x 10'4" max (3.60m x 3.17m max)

### Bedroom Two

9'10" x 9'11" max (3.02m x 3.03m max)

### Bedroom Three

7'4" x 6'3" (2.26m x 1.93m)


### Bathroom

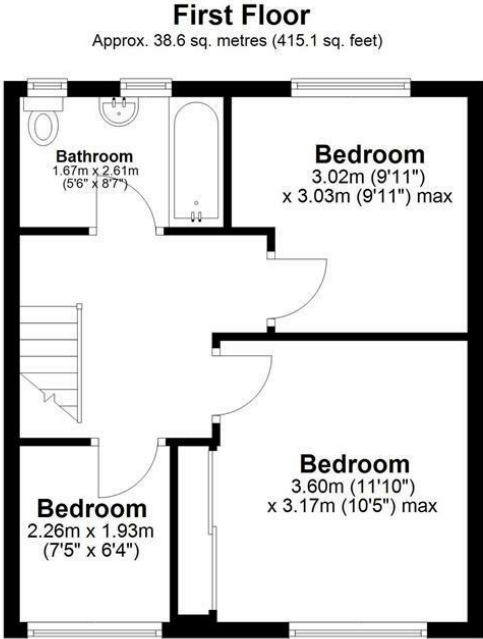
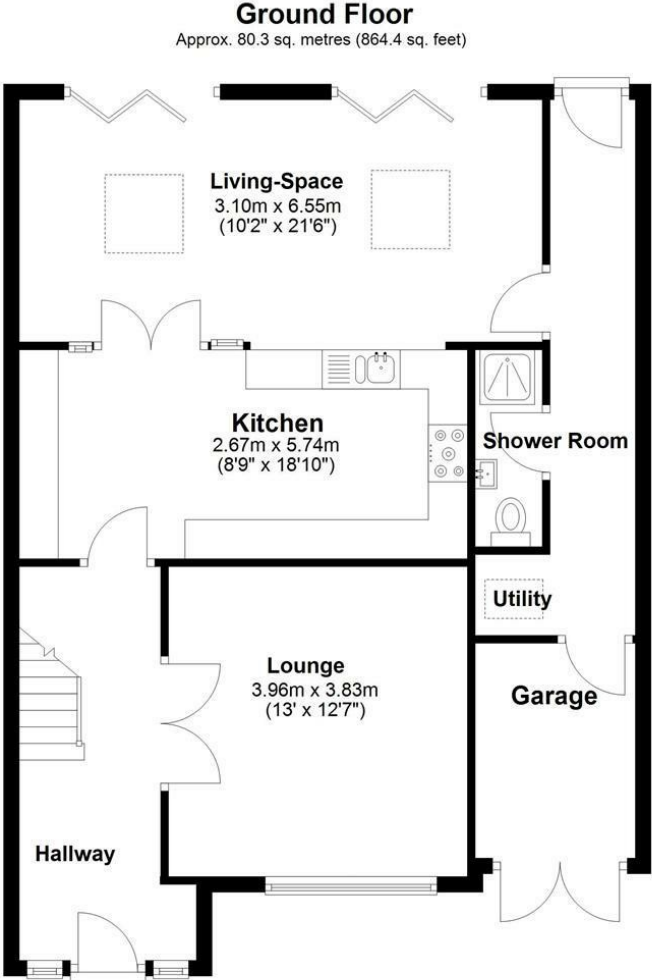
5'5" x 8'6" (1.67m x 2.61m)



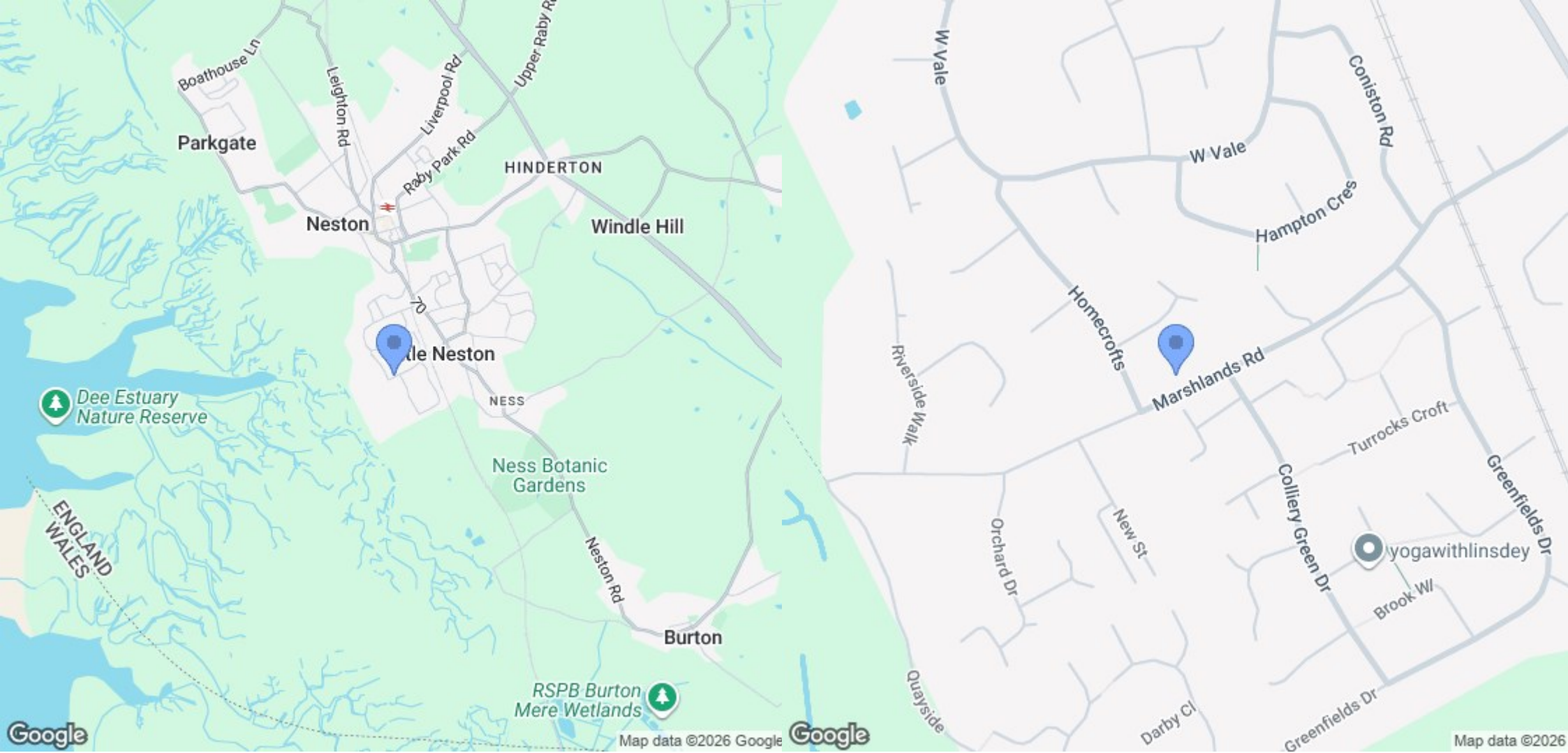


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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. 118.9 sq. metres (1279.5 sq. feet)



Location Map

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S A L E S & L E T T I N G S

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