

# DRAFT DETAILS

Constables  
SALES & LETTINGS



7 Laburnum Farm Close

£450,000



- Mews House in Exclusive Courtyard Development in Ness
- Four Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Recently Installed Boiler (April 2025)
- Enclosed Garden
- Double Garage
- No Onward Chain
- Early Viewing Essential

Constables are delighted to present this impressively proportioned family home, set within an exclusive and highly sought-after development in the charming village of Ness, Cheshire.

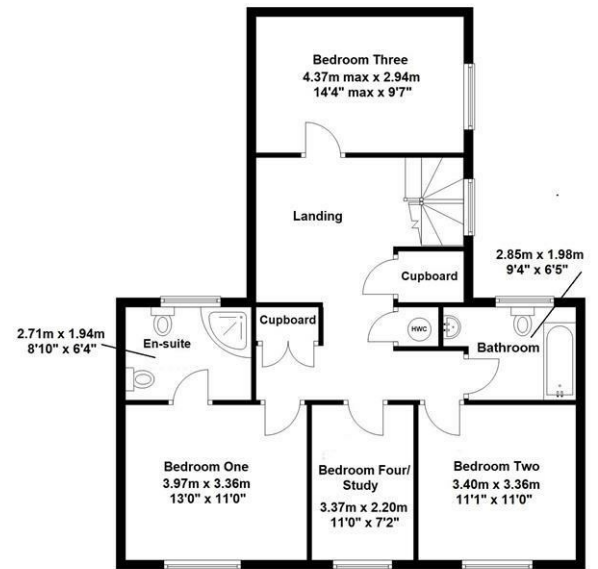
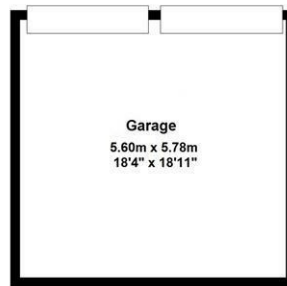
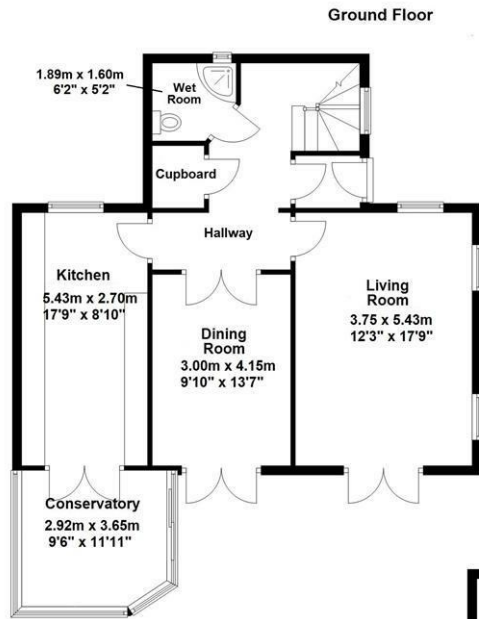
Occupying a generous plot, the property offers flexible and well-balanced accommodation ideal for modern family living. At its heart is a spacious dual-aspect lounge, filled with natural light and providing an inviting space to relax and unwind. Further reception spaces include a formal dining room, perfect for entertaining, and a conservatory opening off the kitchen, creating a seamless connection with the garden and an ideal spot to enjoy throughout the seasons.

The kitchen offers an excellent range of units along with an integrated double oven and gas hob. The ground floor also benefits from a practical wet room, while upstairs there are four well-proportioned bedrooms, the master bedroom with an en-suite shower room, and there is an additional family bathroom. A welcoming entrance hallway and an impressive first-floor landing with vaulted ceiling enhance the sense of space, complemented by plentiful built-in storage throughout. The property also benefits from a newly installed boiler (April 2025), offering peace of mind for incoming owners.

Externally, the home continues to impress. A driveway provides off-road parking for several vehicles and leads to a substantial double garage with additional storage space in the eaves. To the rear, the beautifully private garden has been thoughtfully landscaped for ease of maintenance, creating a tranquil outdoor retreat ideal for both relaxation and entertaining.

Offered for sale with no onward chain, this impressive home presents a wonderful opportunity for buyers to create a bespoke residence in one of Cheshire's most desirable village locations. Early viewing is highly recommended.

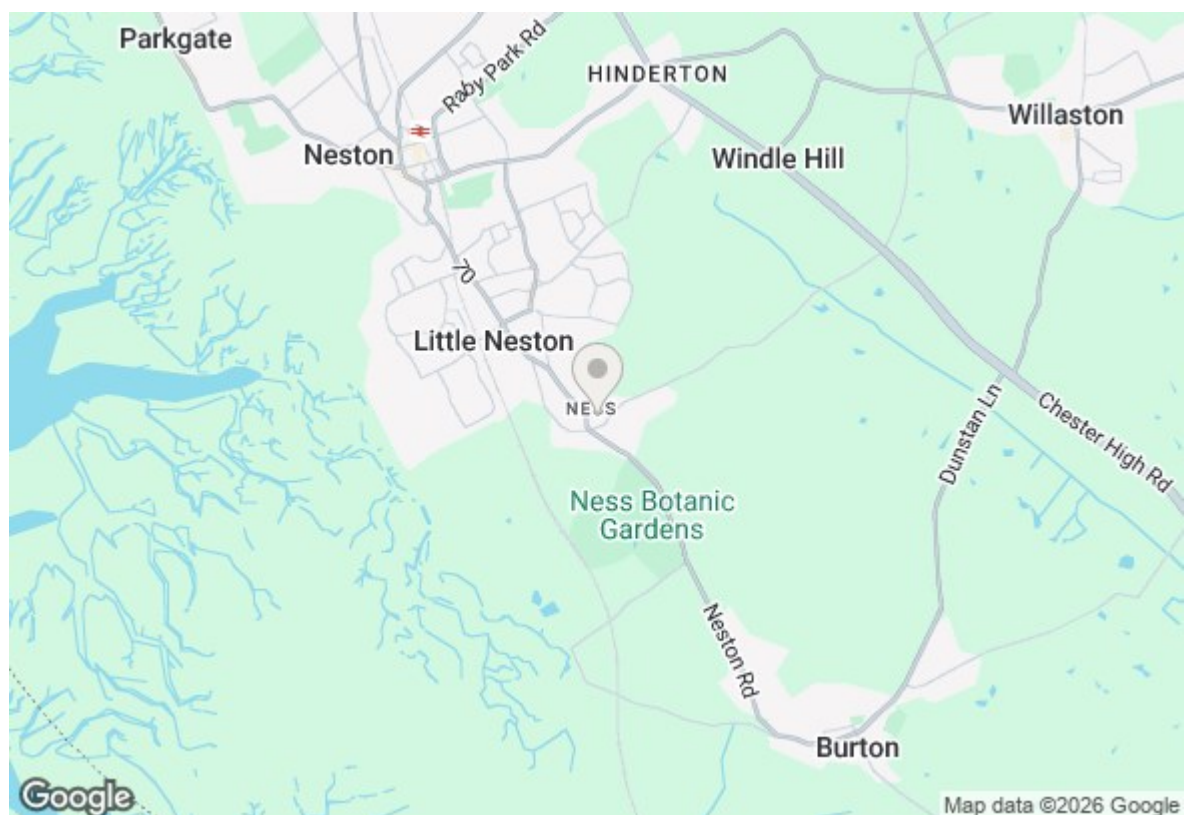
# First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes 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.

# 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>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



## **Location**

The property is located in the much sought after semi-rural area of Ness. Ness is situated on the outskirts of Neston, and has a botanical gardens to enjoy. The RSPB Dee Estuary Nature Reserve is also close by providing access to the Wirral Way and Dee Marshes cycle path. The location is ideal for the outdoor enthusiast with many walking, cycling and dog walking routes on the doorstep.

The market town of Neston is approximately 1 mile away. Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre

Schooling is well provided for with a good selection of schools nearby including Neston High School, and Woodfall Primary School. There are grammar schools in Calday, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away via Liverpool Road this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles.  
Liverpool: 12 miles. Liverpool Airport: 29 miles.  
Manchester Airport: 39 miles.

## **Accommodation**

### **Hallway**

### **Lounge**

12'3" x 17'9"

### **Dining Room**

9'10" x 13'7"

### **Kitchen**

17'9" x 8'10"

### **Conservatory**

9'6" x 11'11"

### **Wet Room**

6'2" x 5'2"

### **Landing**

### **Bedroom One**

13'0" x 11'0"

### **En-Suite**

8'10" x 6'4"

### **Bedroom Two**

11'1" x 11'0"

### **Bedroom Three**

14'4" max x 9'7"

### **Bedroom Four**

11'0" x 7'2"

### **Bathroom**

9'4" x 6'5"

### **Double Garage**

18'4" x 18'11"

















