



**Constables**  
SALES & LETTINGS

Woodfall Lane

Little Neston, Neston

£495,000





Constables are delighted to bring to market this rare opportunity to acquire a spacious and versatile two / three bedroom detached bungalow, occupying a generous plot on the highly regarded Woodfall Lane.

The accommodation begins with a welcoming entrance hall, leading to a useful WC cloakroom and a bright, well-proportioned lounge featuring a focal fireplace and large front-facing windows. Sliding glazed doors connect the lounge to a sun room, creating an excellent additional living space with views over the garden. The heart of the home is the modern open-plan kitchen diner, fitted with a comprehensive range of wall and base units, integrated appliances and a breakfast bar, ideal for both everyday living and entertaining.

To the right of the property are two double bedrooms, both enjoying a pleasant outlook over the front or rear garden, along with a contemporary family bathroom finished with tiled walls and flooring and a double walk-in shower. A loft room provides excellent storage and is currently used as a third bedroom, offering further flexibility.

Externally, the property benefits from ample off-road parking to the front, complemented by a generous lawned garden. The rear features a mature, wrap-around garden offering a high degree of privacy. A substantial double garage with adjoining utility room and side access to the garden provides further potential, subject to relevant consents, for conversion into a garden room or ancillary accommodation.

Woodfall Lane is a popular and well-established residential location, well placed for local amenities, transport links and countryside walks, making this an ideal home for downsizers or families seeking adaptable living space in a desirable setting.





# Constables

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- Two / Three Bedroom Detached Bungalow
- Views over the Dee Estuary
- Generous Plot
- Generous Off Road Parking and Garage
- Annex Potential
- Highly Sought After Location



### Entrance Porch

### Hallway

### W/C Cloaks

### Living Room

23'10 x 15'3 (7.26m x 4.65m)

### Sun Room

7'9 x 11'11 (2.36m x 3.63m)

### Kitchen

12'3 x 19'8 (3.73m x 5.99m)

### Master Bedroom

16' x 12'11 (4.88m x 3.94m)

### Second Bedroom

11'7 x 13'6 (3.53m x 4.11m)


### Family Bathroom

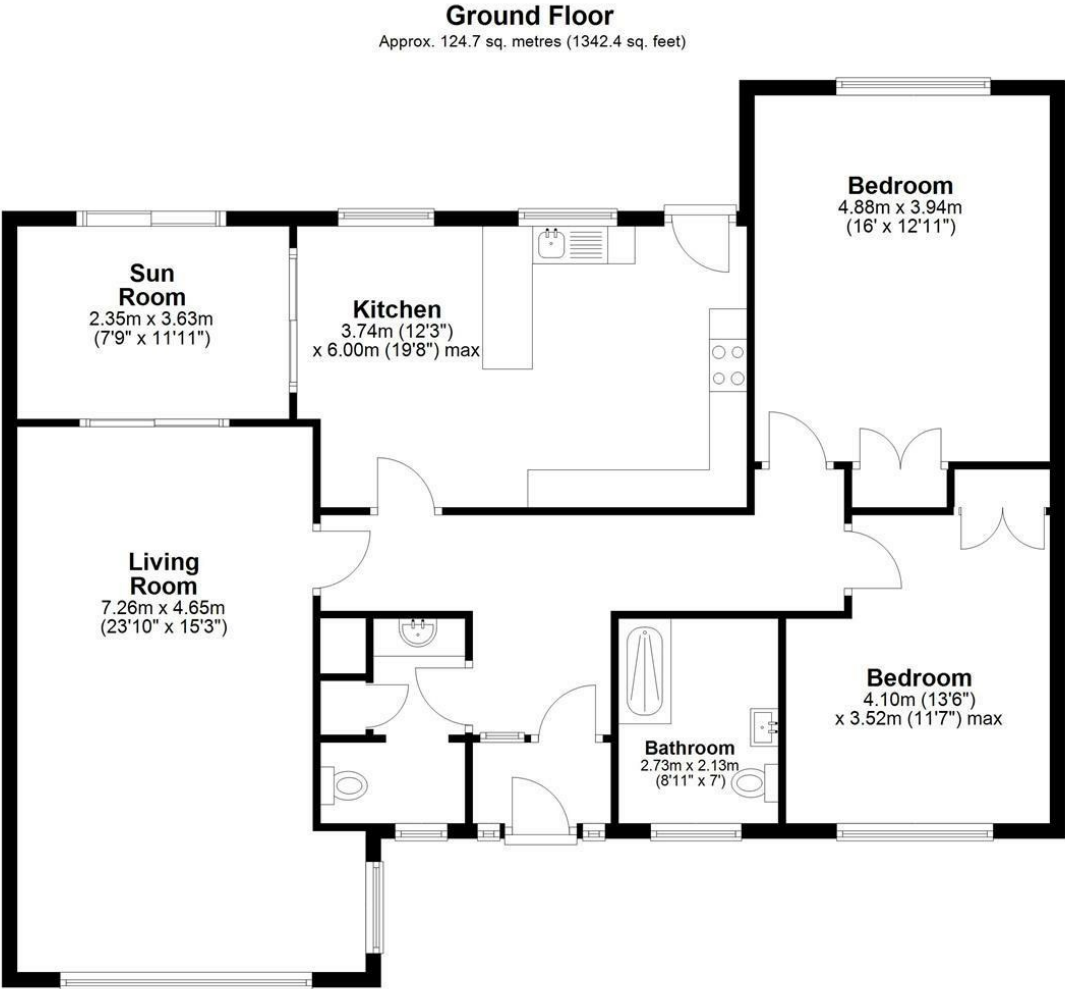






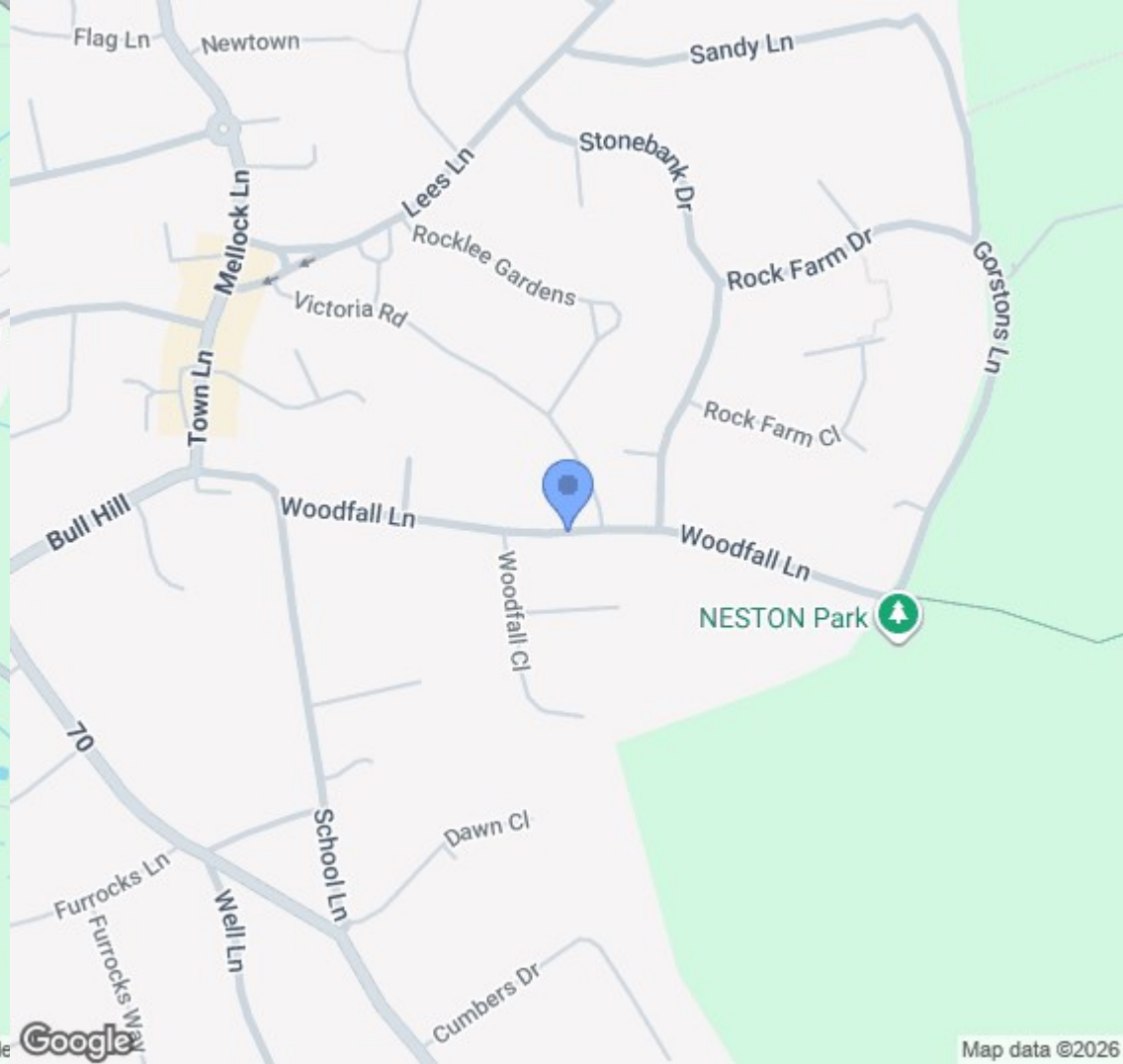
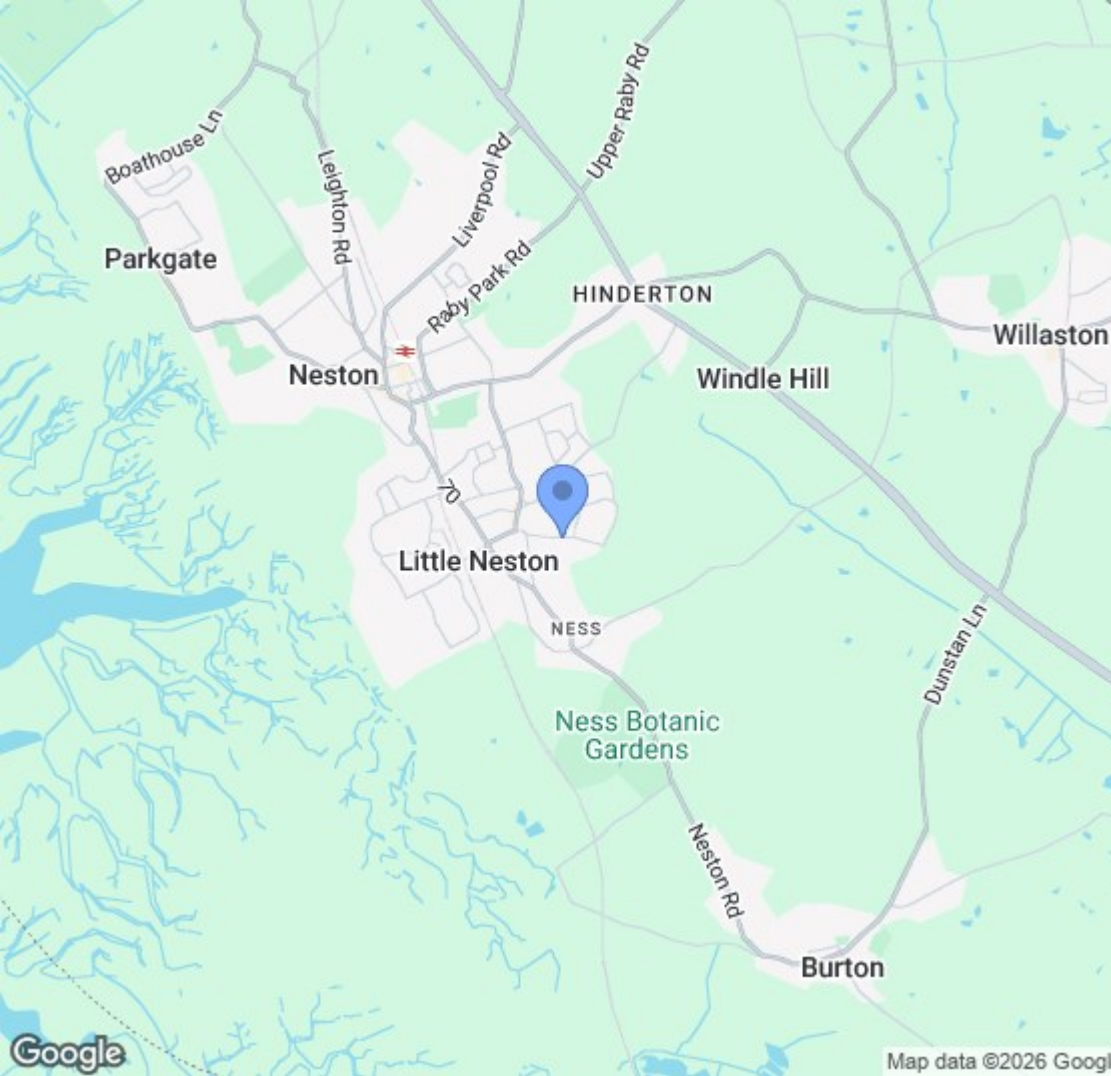
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 124.7 sq. metres (1342.4 sq. feet)  
**The Lindens, Woodfall Lane, Little Neston, NESTON**





Location Map

# Constables

S A L E S   &   L E T T I N G S

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