

SHAKERLEY CLOSE
OAKMERE



SPACIOUS HAVEN

Seek out safe, secure and spacious family living, within easy reach of forest trails, in the peaceful community surrounds of Shakerley Close, a quiet cul de sac in Oakmere.

Park up on the double tarmac driveway, with parking for two cars and an EVC point, leading to an integral garage. The second largest design of home on the estate, the neat façade of No. 38, Shakerley Close belies a spacious and layered interior within, home to five authentically spacious double bedrooms and a large open kitchen, perfect for socialising.

From the private front garden, a pathway leads up to the front door. Stepping into the entrance hallway, honey toned wooden flooring extends underfoot, highlighting the scope of the home as it stretches out ahead, opening up to a staircase on the right.

Also nestled to the right, the large lounge offers an escape from the busyness of everyday life. Spacious and bright, a broad, shuttered window to the front draws in daylight, with cool shades of contemporary grey to the walls. The minimalist decorative feel throughout amplifies the sense of quiet relaxation.

A home whose subtle behind the scenes renovations and reconfigurations go seamlessly unnoticed, it is the convenience supplied by such newly introduced elements as the 38 double sockets and hidden HDMI cabling for televisions that, unnoticed on the surface, make daily life so much simpler.

Freshen up in the downstairs WC, also furnished with wash basin, before making your way into the utility room, where there is access out to the side of the home. Furnished with cupboard storage and plumbing for a washer-dryer, the utility room also offers direct access into the garage, currently used as an online fitness studio and storage space for fridge-freezer, coats, wellies and bikes.



"We tend to use the lounge as an evening sanctuary, a quiet grown-up space."

"It's a big, open space without the barrier of an island, allowing for a large dining table and piano - it's geared to family life, with a social element."



HEART OF THE HOME

Dimmable spotlighting, a feature throughout the ground floor, allows you to set the perfect mood in the kitchen, the sociable hub of the home.

Oak flooring continues through from the entrance hall, balancing the modern cream gloss of the kitchen cabinetry with the traditional warmth of wood. A warm and welcoming space, integrated appliances include a dishwasher, fridge, freezer, five ring gas hob, extractor hood, oven and grill. Plenty of storage cupboards and cabinets feature, with black granite worktops and garden views from the window above the sink.

Opening up from the kitchen, the dining room offers instant access out to the garden via patio doors, bringing the outdoors in. Flooding the room with light, the doors open to a porcelain patio, a wonderful extension to the indoors in the summer months.

Returning to the entrance hall, ascend the stairs to the first-floor landing, and make your way to the first of five fantastically sized bedrooms.

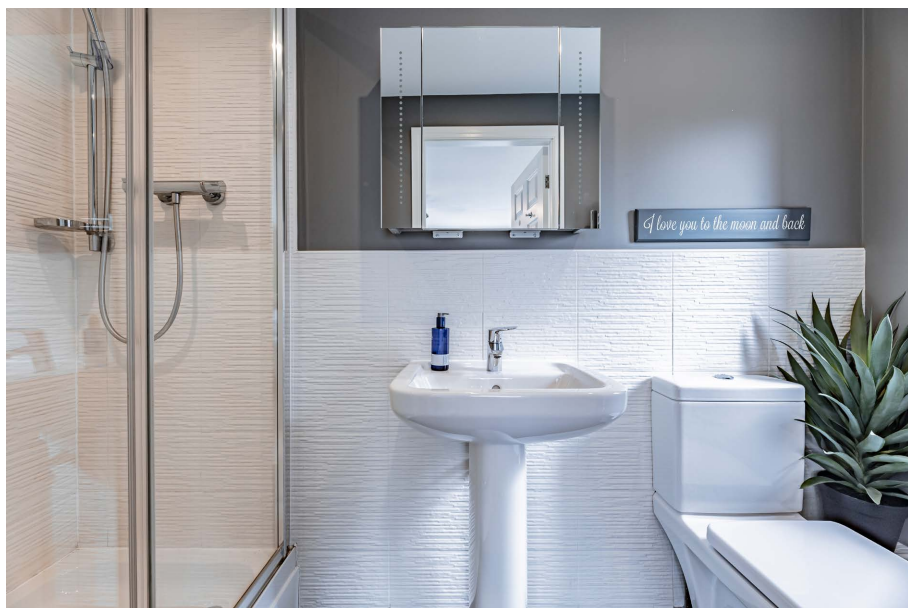


UNCOMPROMISING IN SIZE

Brimming with light, courtesy of two shuttered windows, this king-size bedroom offers partial views of the park to the front and comes fully loaded with storage, currently hosting a wardrobe, chest of drawers and dressing table and with its own private shower room ensuite with double shower, wash basin and WC.

"We wanted bedroom spaces for all the children with an office too. All five of the bedrooms are king size and have space for wardrobes and a desk. There are no 'compromise' bedrooms, it's all equal and fair."

Continue along the landing to reach a second bedroom, currently serving as a studio and with light pouring in through two large windows. Overlooking the front, watch for deliveries whilst working from home. Spacious and versatile, this room could also serve as a playroom, home office or lounge, accentuating the flexibility of function in the spaces at No. 38, Shakerley Close.

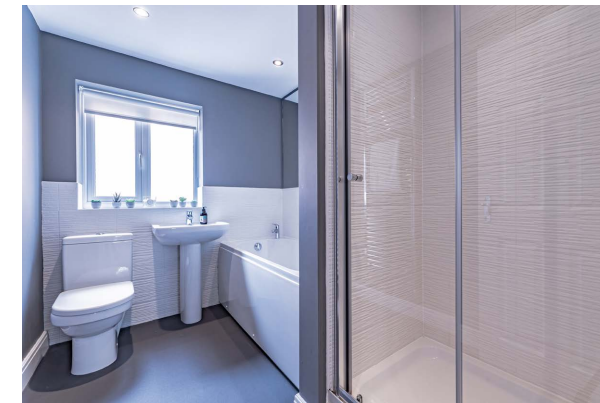


TIMELESS REFRESHMENT

Refresh and revive in the Villeroy and Boch family bathroom with chrome Grohe fittings, furnished with bath containing overhead shower, wash basin, heated towel radiator and WC, and decorated in minimal grey and white.

Next, a third king-size bedroom overlooking the rear currently serves as a peaceful study, offering garden views and furnished with Cat5 cabling.

Finally on this level, a fourth spacious bedroom awaits along the landing, again affording ample space for king-size bed, chest of drawers, bedside tables and wardrobe.



SEQUESTERED SANCTUARY

Ascend the stairs once more to arrive at the second-floor landing, and entrance to the master suite. Beneath the gentle rise of the roofline, fitted gloss white wardrobes and bedside cabinets make clever use of the space. Plugs beside the bed offer USB connections, with night lights fitted to either side of the bed. Three skylights, furnished with blackout blinds, invite light through, with a dormer window opposite, looking out towards the park.

With a fitted wardrobe and access to partially boarded and lit loft space in the eaves, alongside further storage space in the original loft space above the top floor master bedroom, No. 38, Shakerley Close is a home whose spaciousness and storage capacity are true highlights.

A large ensuite features a double shower and separate bath, with wash basin, WC and plenty of storage.





EMBRACE OUTDOOR ELEGANCE

Step out into the sunny sanctuary of the garden, where two patios provide scope for al fresco gatherings and a spot of sunbathing. The lower porcelain patio, conveniently positioned just outside the kitchen, is ideal for effortless outdoor dining in the summer months, whilst to the back of the garden, make the most of the sun as it moves around the garden, with an after-work aperitif on the Indian stone patio.

Nestled between the two outdoor entertaining areas, delicate topiary tree borders frame the edges of the lawn, adding a touch of whimsy and sophistication to the landscaped garden.

Served by power and lighting outside, the garden also features a bespoke, custom built shed to one side, perfect for overwintering your patio furniture.



COMMUNITY LIVING

Nestled along a quiet cul-de-sac where children learn to ride their bikes, a large family park lies not far from your front door, almost an extension of the garden itself.

A home that lends itself to a family or those looking to embark upon or expand family life, No. 38, Shakerley Close, a spacious home, sits within a smaller friendly-feel estate enveloped in greenery and surrounded by nature.

"It's a small estate, very quiet - not a maze, full of like-minded people."

Within walking distance is the 200-year-old, dog friendly Vale Royal Abbey Arms, serving up cask ales and tasty British pub food. The Fishpool Inn is also within walking distance.

Also within walking distance is a handy convenience store, where you can pick up the essentials and a few more bits and pieces besides. The Hollies Farm Shop is also close by.

Delamere Forest lies within easy reach, just a mile and a half from home, with rail links to Chester and Manchester. Transport links are plentiful, with a bus stop at the end of the road. Conveniently central for travelling out and about, access the M56 and M6 in both directions from J18 and J16 within around 20 minutes. National Rail links from Hartford expedite you to London in around two hours.

Families have their pick of the schools, in the catchment area for Delamere Church of England Primary School, Cuddington Primary School, and Norley Primary School with Tarporley High School and Weaverham High School also accessible, alongside schools in Hartford and Helsby.

A peaceful, spacious, tranquil and welcoming home, with a Tardis-like reveal, No. 38, Shakerley Close is a practical and versatile home as appealing to a modern family as it is a professional couple or downsizers, providing spacious living without compromise.

ASK THE OWNERS

Where do you go when you need...



Groceries?

Delamere Stores



A walk?

Delamere Forest



A bite to eat?

The Fishpool Inn in Delamere



A day out with the family?

Wild Shore, Delamere



A local pub?

Vale Royal Abbey Arms in
Oakmere



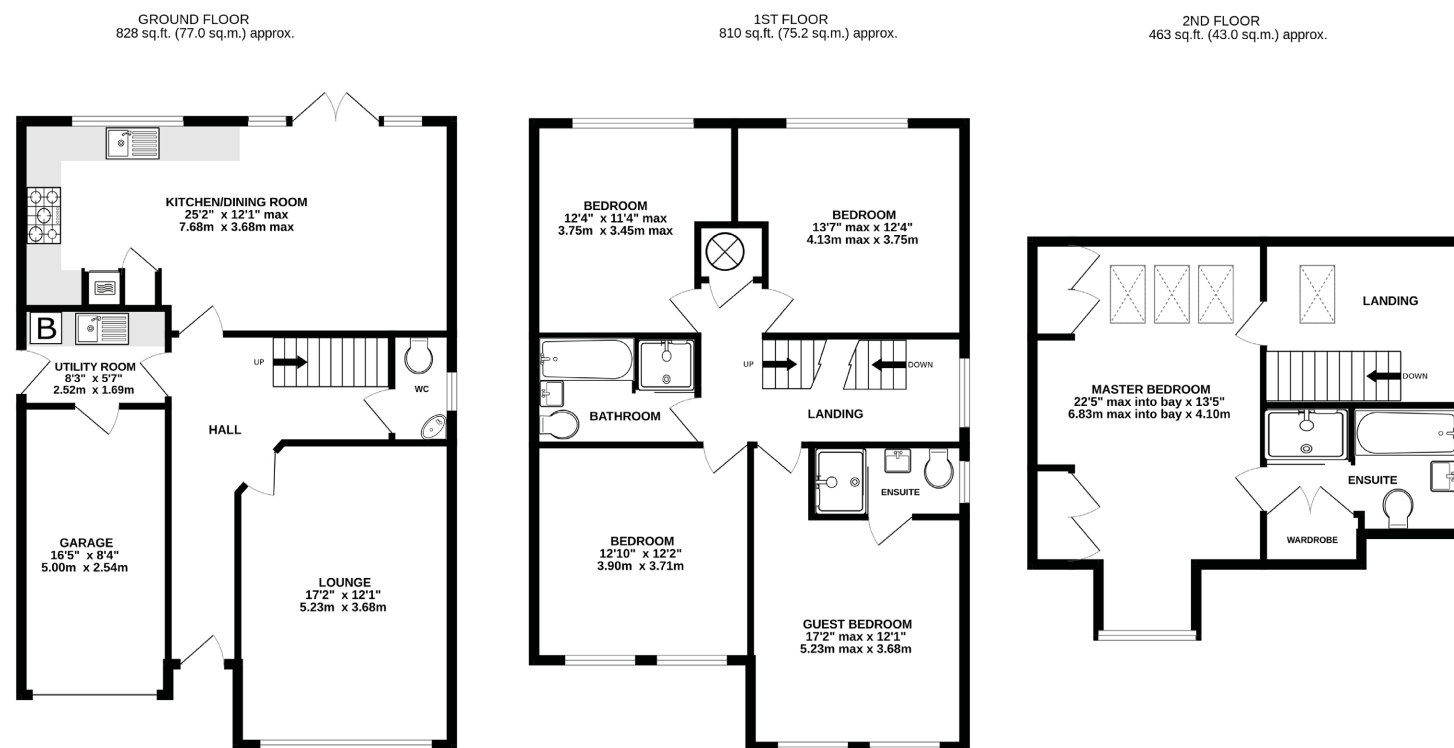
School?

Delamere Academy Primary
Tarporley High School



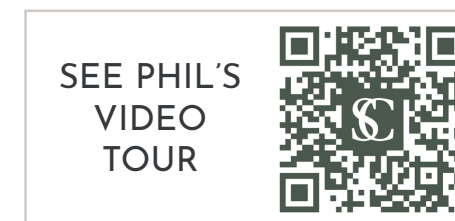
SPECIFICATIONS

- Spacious family home in Oakmere
- A modern home, where comfort and convenience are key
- 2101 square feet of internal living space
- Open-plan kitchen-diner
- Versatile flow
- 5 bedrooms, 3 bathrooms
- Master suite on its own floor
- Beautifully landscaped garden with two entertaining areas
- Conveniently placed to nearby amenities and commuter links



TOTAL FLOOR AREA: 2101 sq.ft. (195.2 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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