

## THE LANGDALE

*The Langdale is a four bedroom property which has been designed to offer extra space for growing families. The entrance hallway leads to a generous lounge with French doors leading to the garden. The kitchen with dining and family area is ideal for everyday life and there is a separate dining room for entertaining. Upstairs, the master bedroom features an en-suite shower room and there are three further bedrooms plus a family bathroom.*

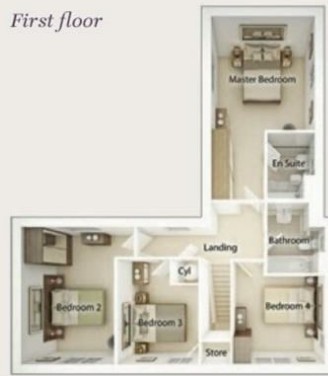
TOTAL 142.14 sq. m. / 1530 sq. ft.

Ground floor



Kitchen/Dining Area	3.44m x 6.83m	11'3" x 22'5"
Lounge	4.50m x 4.57m	14'9" x 15'0"
Dining Room	3.05m x 3.41m	10'0" x 11'2"
WC	1.95m x 1.06m	6'5" x 3'6"

First floor



Master Bedroom max	3.44m x 6.08m	11'3" x 19'11"
En-suite	1.57m x 2.19m	5'2" x 7'2"
Bedroom 2	3.08m x 4.57m	10'1" x 15'0"
Bedroom 3	3.05m x 2.94m	10'0" x 9'8"
Bedroom 4	2.68m x 3.49m	8'10" x 11'5"
Bathroom max	1.91m x 2.33m	6'3" x 7'8"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Cherry Tree Park/November 2018

**Taylor Wimpey**



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An extremely desirable and stunning property located in the popular village of Shavington, built by Taylor Wimpey in 2020. This detached house boasts 4 beds & 2 baths, providing ample space for a growing family or those who love to entertain guests. With a generous amount of highly versatile living space, this modern home offers a perfect blend of comfort and style. You can enjoy the peace of mind that comes with owning a newly constructed property, where everything is fresh and up to date.

The property's layout is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout. Boasting an extensive degree of road parking, detached double garage & superb family friendly rear garden. Located in an outstanding edge of development position overlooking a designated green space with walk beyond, there are local amenities, schools, and excellent transport links close by. Gas C.H. & UPVC D.G. VIEWING IS HIGHLY RECOMMENDED.

DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exist onto Newcastle Road. Turn left at the traffic lights by the junction into Crewe Road. Turn right into Alfred Potts Way. Take the right turn into Richard Gilbert Drive & bear right into William Stockton Close. The property will be located being discreetly nestled on the left hand side on the edge of the development.

DESCRIPTION

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The property's layout is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout. The accommodation briefly comprises; Entrance Hall, Cloaks WC, Living Room, Kitchen Dining Family Room, Study/Playroom. First Floor Landing, Master Bedroom One with fitted wardrobes & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

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VIEWING IS HIGHLY RECOMMENDED

SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, C W 2 5BP. Tel: 01270 661527, o r Shavington High School, Rope Lane, Shavington, Crewe,

Cheshire, CW2 5DH. Tel: 01270 661305. The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

NANTWICH

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

CLOAKS WC

STUDY / PLAYROOM

KITCHEN DINING FAMILY ROOM

LIVING ROOM

FIRST FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

EXTERIOR

The property stands in an exceptional unsurpassed position on the edge of the development and enjoys a wonderful outlook. Approached over an unusually large Tarmacadam driveway, there is extensive parking provision for numerous vehicles. Low shrubs and plants provide interest with side gate opening to the rear garden. The paved pathway leads to the front of the property with the super outlook.

Enjoying a family & pet friendly rear garden, it is wonderfully secure with a good size lawn, generous paved patio leading to an additional space to the side making it ideal for a hot tub etc. There is pretty planting too making the garden an ideal place to sit, relax & entertain the pleasant surroundings.

DETACHED DOUBLE GARAGE

Twin doors, power & light.

Personal door to side leading into the rear garden.

EPC RATING:

COUNCIL TAX BAND:

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions).

Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410  
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!  
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\* For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.