



Shavington Way, Northwich CW9 8FH

welcome to

Shavington Way, Northwich

Set in an enviable position found within the highly sought after Kingsmead development this four bedroom detached family home must be viewed to appreciate what it has to offer and indeed its location. Occupying a spacious plot having a driveway providing ample parking and a good size rear garden.



Reception Hall

Accessed via an open canopied entrance porch having wall mounted lighting, front door having obscured double glazed window lights, wood effect laminate flooring, radiator, stairway to the first floor, and coving.

Cloakroom WC

7' 10" x 3' (2.39m x 0.91m)

Fitted with a modern two piece suite comprising pedestal wash hand basin with splash back tiling and a low level W.C. Feature matching wood effect laminate flooring, radiator, tiled shelving, dado rail.

Living Room

18' Maximum into bay window x 11' 10" (5.49m Maximum into bay window x 3.61m)

Featuring a front aspect double glazed Bay Window, a double panel radiator, feature fireplace housing a pebble effect gas fire with a marble hearth and surround, power points, TV aerial point and telephone point, coving and an open doorway through to the dining room.

Dining Room

9' 10" x 11' 3" (3.00m x 3.43m)

Double glazed sliding patio doors giving access to the rear garden, feature matching wood effect laminate flooring, power points, coving and radiator.

Breakfast Kitchen

11' 9" x 12' 8" (3.58m x 3.86m)

Fitted with a modern range wall mounted and base level units' granite effect rolled worktop incorporating a one and a half bowl sink and drainer with chrome mixer tap. Featuring a range of built in appliances including a stainless steel electric oven and separate grill, four ring gas hob with extractor hood and lighting over, built in dishwasher, fridge and separate freezer. Featuring a larder unit and incorporating a breakfast bar, part tiled walls feature matching wood effect laminate flooring, radiator, power points rear aspect, double glazed window. Built in under stairs storage cupboard providing ideal storage space.

Utility Room

5' 8" x 5' (1.73m x 1.52m)

Matching worktop surfaces and base units, plumbing for a washing machine, space for a dryer, wall mounted gas boiler, part tiled walls, matching wood effect laminate flooring, radiator, double glazed door giving access to the rear garden, power points

First Floor Landing

First floor landing having a side aspect double glazed window, radiator, built in airing cupboard ideal storage space with shelving. Loft access

Master Bedroom

14' 5" x 11' 3" (4.39m x 3.43m)

Front aspect double glazed window and radiator, power points

En Suite Shower Room

5' 8" x 5' 5" (1.73m x 1.65m)

Fitted with a white three-piece suite comprising of fully tiled corner shower cubicle with integral shower and sliding doors, wall mounted vanity wash hand basin incorporating drawer storage and a low level WC. Fully tiled walls, chrome heated towel rail, lino flooring, front aspect obscured double glazed window, downlighting and extractor fan.

Bedroom 2

11' 4" x 4' 9" (3.45m x 1.45m)

Rear aspect double glazed window, radiator, power points

Bedroom 3

8' 5" x 6' 8" (2.57m x 2.03m)

Front aspect double glazed window, radiator, power points

Bedroom 4

8' 4" x 7' 8" (2.54m x 2.34m)

Rear aspect double glazed window, radiator, power points

Family Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

Fitted with white three-piece suite comprising of a shower bath integral shower and shower screen, pedestal hand wash basin, low level WC, rear aspect obscured double glazed window, fully tiled walls, lino flooring, chrome heated towel radiator, extractor fan.

External

Front of the property, offers good size plot having driveway which provides ample off road parking, lawned garden area with mature trees and hedgerow borders. Paved pathway to the rear with gated access continuing, with access to the integral garage.

Rear

Good size enclosed garden, well maintained lawn and paved patio with mature trees and borders, the other side of the property has fenced borders and a storage area.

Integral Garage

Single garage with an up and over door, power and lighting, side door with access.



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Shavington Way, Northwich

- HIGHLY SOUGHT AFTER KINGSMEAD DEVELOPMENT
- ENVIABLE POSITION AND OCCUPYING A GOOD SIZE PLOT
- FOUR BEDROOM DETACHED FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM W.C
- GENEROUS LIVING ROOM WITH BAY WINDOW

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£430,000



Please note the marker reflects the postcode not the actual property

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