



“Holly House”, 157 Main Road, Shavington CW2 5DP





An exceptional and individual three storey modern detached house in a superb position providing impeccably appointed and presented accommodation of significant style and appeal with a wealth of highly attractive features and luxurious fixtures and fittings standing in a select close with lovely surrounding aspects. Viewing highly recommended.

- An impeccably appointed and presented modern detached three storey house
- Providing outstanding features and highest quality fixtures and fittings
- In a fine position with attractive landscaped gardens| Gated double driveway, double detached garage, second driveway
- Large lounge, spacious open plan living family dining kitchen, utility room, cloakroom
- Four double bedrooms, en-suite shower room, two luxurious bathrooms
- Delightfully designed and impressively styled throughout
- A stunning family home
- Viewing highly recommended

#### Agents Remarks

Holly House is a most impressively designed and constructed modern family home standing in a attractive position in a select close of just two high quality properties and has been meticulously appointed throughout to the very highest of standards. Cheshire Lamont highly recommend an early viewing. The property stands in a very convenient location nearby to local facilities, well regarded schooling in Shavington and with easy access to A500 and historic Nantwich.

#### Property Details

The property is approached via a communal capped brick pillared splayed gateway which leads over a herringbone block paved driveway to Holly House. An attractive granite block driveway to the left side of the property provides parking facilities with lovely front garden areas and electrically operated wrought iron double gates within capped brick gate pillars allows access to a wide granite block driveway and to a detached double garage. From the front of the property a cobbled path leads to a pillared tiled pitched porch with a high quality uPVC double glazed panel door with double glazed side panel allowing access to:



### Large Reception Hall

A delightful entrance to the property with attractive flooring incorporating mat recess, contemporary radiator, Oak spindle staircase with Oak handrail ascending to half landing incorporating split-tiled niche and to first floor landing and a panel door leads to:

### Lounge 24' 9" x 12' 0" (7.54m x 3.66m)

Superbly appointed with a contemporary gas fired fireplace upon plinth with drawers beneath, uPVC double glazed windows to side elevation, uPVC double glazed window to front elevation, uPVC double glazed doors to attractive rear gardens and a contemporary wall mounted radiator.

From the Reception Hall a panel door leads to:

### Under Stairs Cloakroom

Attractively appointed with a WC, storage area, radiator, wash basin with cupboard beneath and uPVC double glazed window.

From the Reception Hall a panel door leads to:

### Delightful Open Plan Living Family Dining Kitchen 25' 9" x 14' 4" (7.85m x 4.37m)

#### Kitchen Area

Comprehensively equipped with a superb range of high quality gloss fronted base and wall mounted units, attractive Corian working surfaces, moulded Corian freestanding dining island incorporating a four ring hob with ceiling mounted filter canopy over, fully fitted bank of full height units incorporating cupboards with full height integrated fridge and freezer, Siemens electric double ovens, integrated microwave with warming drawer beneath, integrated wine cooler, integrated dishwasher, kick plate lighting, moulded drainer incorporating one and a half bowl sink unit with mixer tap, attractive part tiled walls, recessed ceiling lighting, uPVC double glazed window to side elevation, porcelain tiled flooring with hot water-based underfloor heating (controlled by dedicated Hive zone) and open access to:

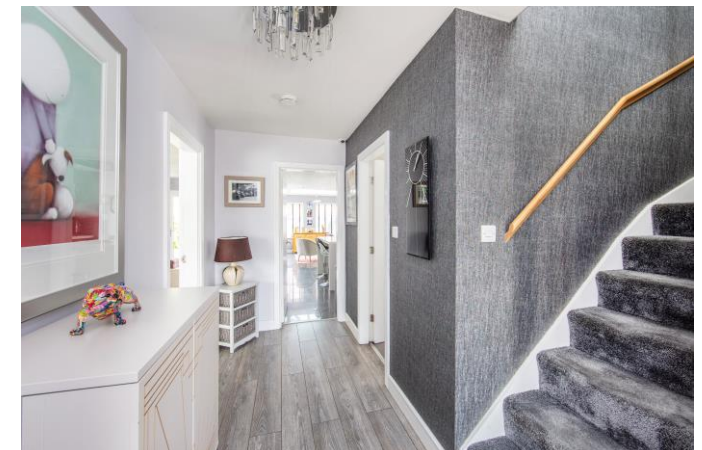
#### Living/Family Area

Affording beautiful aspects over enclosed gardens and beyond, central ceiling canopy, uPVC double glazed windows to side and rear elevations, uPVC double glazed doors, porcelain tiled flooring and recessed ceiling lighting.

From the Reception Hall a panel door leads to:

### Utility Room 8' 0" x 7' 4" (2.44m x 2.24m)

With a wall mounted gas fired central heating boiler, half tiled walls, wall mounted cupboard, plumbing for washing machine, full height



fitted cloaks storage with sliding doors to front and incorporating railing and shelving, recessed ceiling lighting, porcelain tiled flooring and a uPVC double glazed sectional door to driveway.

From the Reception Hall an Oak staircase with Oak handrail and newel posts ascends to:

#### **Partially Vaulted First Floor Landing**

With Oak staircase ascending to second floor, feature arched uPVC double glazed window to front elevation with fitted arched plantation shutter, contemporary radiator, panel door to airing cupboard with shelving and a panel door leads to:

#### **Bedroom One 13' 7" x 9' 0" (4.14m x 2.74m)**

With uPVC double glazed window to rear elevation, radiator and a panel door leads to:

#### **En-Suite Shower Room**

Delightfully appointed with tiled flooring, tiled walls, large walk-in shower enclosure with overhead rain-shower and full height screen, chrome radiator, wall mounted wash basin, WC and uPVC double glazed window.

#### **Bedroom Two 13' 6" x 12' 1" (4.11m x 3.68m)**

With uPVC double glazed window to side elevation and radiator.

#### **Bedroom Three 10' 10" x 12' 0" (3.30m x 3.66m)**

With uPVC double glazed windows to front and side elevations and radiator.

#### **Family Bathroom 7' 5" x 7' 5" (2.26m x 2.26m)**

With a tiled panel bath incorporating contemporary hand shower to side and waterfall tap, chrome radiator, WC, uPVC double glazed window, tiled flooring, tiled walls, recessed ceiling lighting and extractor fan.

From the Landing a staircase ascends to:

#### **Second Floor Landing**

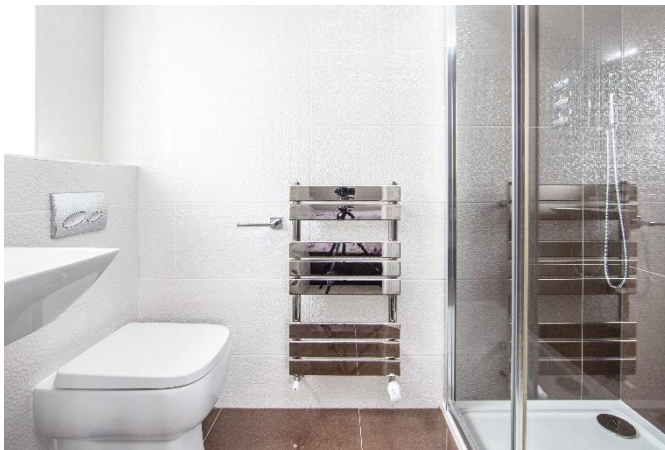
With a Velux window to front elevation, full width built-in storage incorporating railing and shelving with sliding doors to front and a panel door leads to:

#### **Master Bedroom 14' 3" plus bay x 12' 1" (4.34m plus bay x 3.68m)**

A superb room with uPVC double glazed eaves window to front elevation, Velux window to rear elevation and radiator.

#### **Bathroom 13' 10" x 7' 10" (4.22m x 2.39m)**

With a contemporary freestanding bath with separate tap stand to side, split-tiled walls, tiled flooring, large double wash basin with cupboards



beneath, WC, chrome radiator, Velux window, uPVC double glazed window to side elevation providing fine far reaching aspects, fitted shelving unit, drawer unit and a large walk-in shower enclosure with overhead shower and full height screen.

### Externally

The property benefits from attractive landscaped grounds and gardens extending to the front, side and rear with an extensive porcelain tiled patio area, paved pathways and walkways, ornate garden paths and an abundance of plants, trees and shrubs within flower beds and borders. The property further benefits from a lovely entertaining terrace and a personal door leads to an adjoining double garage. The property has 360 degree CCTV.

### Double Detached Garage

With large up and over door, light, power and overhead storage provision.

### Tenure

Freehold.

### Services

All main services are connected (not tested by Cheshire Lamont). The heating has been upgraded to a 3-zone Hive system.

### Viewings

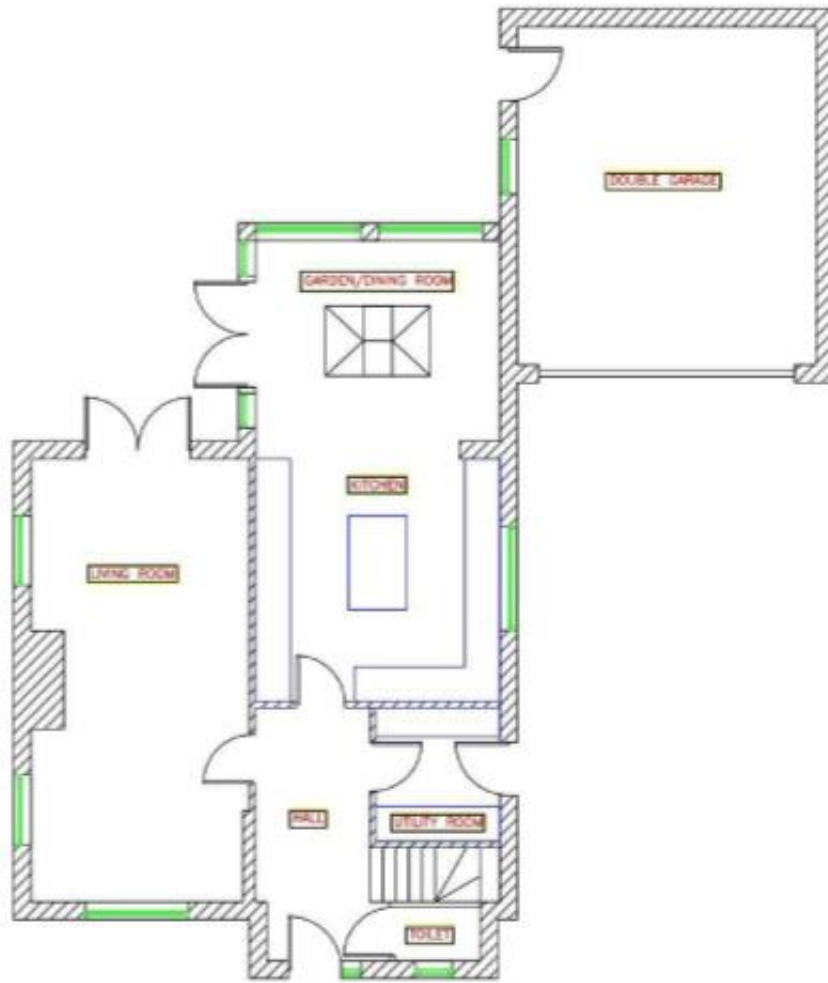
Strictly by appointment only via Cheshire Lamont.

### Directions

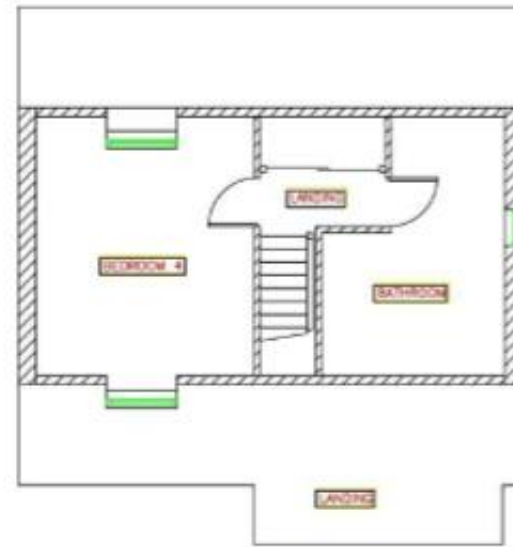
From Nantwich proceed along London Road to the roundabout at the A500, turn right along Newcastle Road and proceed to the traffic lights at Shavington. Turn left and proceed for approximately 400 yards and turn left onto Main Road where Holly House is located on the right hand side.



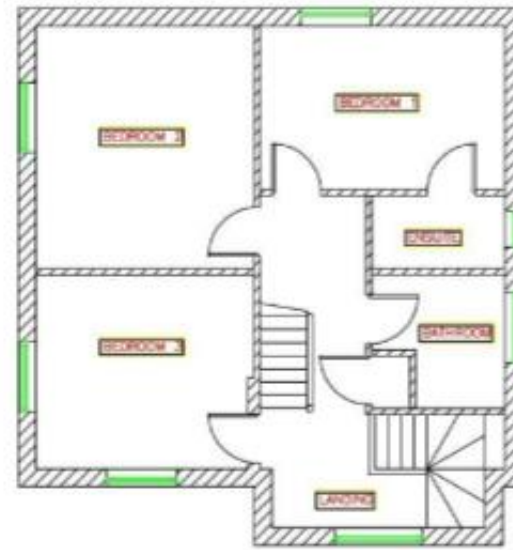
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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