



20 Martin Ray Drive, Shavington CW2 5FT

CHESHIRE
LAMONT

A superbly positioned and appointed modern four bedroom detached residence upon a highly attractive estate in a tranquil position within Shavington affording well designed and appointed accommodation of appeal with a walled garden. Viewing recommended.

- A superbly appointed and designed detached family house
- Upon a prestige highly attractive development in a sought after location
- Affording well designed and appointed accommodation
- Four bedrooms, en-suite and family bathroom
- Tranquil corner position with walled gardens
- Reception hall, lounge with patio doors to garden, well appointed dining kitchen, utility room and cloakroom
- High quality flooring, superb appliances and well appointed bathrooms
- Nearby to facilities and schooling within Shavington village
- Presented to a high standard throughout

Agents Remarks

The estate stands in attractive surroundings within Shavington village and is situated 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

An attractive entrance to the property with a paved path leading through lawned gardens to the front to a pitched tiled canopy porch with a high quality uPVC double-glazed composite door allowing access to;

Reception Hall

With a spindle staircase to first floor, radiator, high quality Oak plank effect flooring throughout, panel door to meter cupboard and Wifi cupboard and a panel door leads to;

Cloakroom

With corner fitted wash basin with tiled splash, WC and radiator.

Lounge 19' 9" x 11' 4" (6.02m x 3.45m)

A delightfully appointed reception room with delightful aspects over private enclosed gardens extending to the side via uPVC double-glazed double doors with uPVC double-glazed side panels, a uPVC double-glazed window to front elevation, double radiator, single radiator and high quality Oak plank effect flooring throughout.



Dining Kitchen 19' 9" x 11' 9" (6.02m x 3.58m)

Sitting Area

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

Kitchen Area

Superbly appointed with a full range of high quality base and wall mounted Shaker style units, attractive working surfaces with complimentary upstands, five ring gas hob with filter canopy over, built-in double electric oven, integrated dishwasher, integrated fridge and freezer, pull-out pantry drawer, electric kicker plate heater, low level lighting, uPVC double-glazed window to side elevation, high quality Oak effect plank effect flooring, peninsular dining counter incorporating cupboards beneath, recessed ceiling lighting and an open doorway leads to;

Utility Room

With base units, integrated washing machine, shelving and a uPVC double-glazed door leads to outside.

First Floor Landing

With access to loft, radiator, panel door to deep walk-in airing cupboard incorporating a pressurised vented cylinder system and a panel door leads to;

Master Bedroom 11' 7" x 11' 1" (3.53m x 3.38m)

With radiator, uPVC double-glazed window overlooking side gardens and a panel door leads to;

En-Suite Shower Room

With a fully tiled recessed shower cubicle incorporating a folding screen door and shower over, WC, radiator, pedestal wash basin and tiled floor.

Bedroom Two 11' 1" x 9' 10" (3.38m x 2.99m)

With radiator and uPVC double-glazed windows.

Bedroom Three 10' 0" x 9' 8" (3.05m x 2.94m)

With radiator and a uPVC double-glazed window.

Bedroom Four 8' 4" x 10' 2" (2.54m x 3.10m)

With radiator and uPVC double-glazed window to side and front elevations.

Family Bathroom

With a panel bath, WC, pedestal wash basin, tiled floor, part tiled walls, uPVC double glazed window and radiator.



Externally

The house stands upon the areas best residential development. Constructed by Taylor Wimpey, the estate offers a tree lined approach and a central park area with thoughtfully designed roads and avenues. The house benefits from a corner position and a walled lawned garden. A driveway provides ample parking and leads to a single garage at the rear.

Detached Single Garage

With up and over door, light and power.

Tenure

Freehold – subject to an annual estate charge.

Services

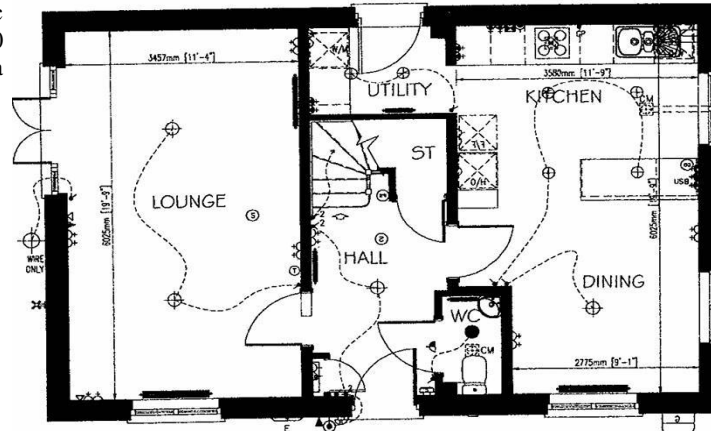
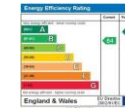
All main services are connected (not tested by Cheshire Lamont).

Viewings

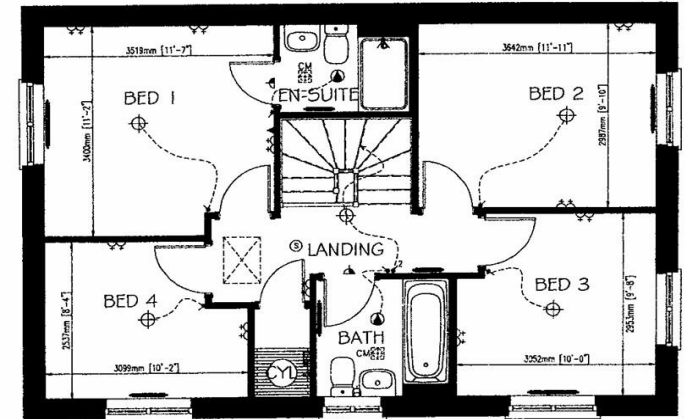
Strictly by appointment only via Cheshire Lamont.

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 200 yards and turn right onto Alfred Potts Way. Continue past the park area until reaching Martin Ray Drive on the right hand side.



GROUND FLOOR PLAN (OPP)



FIRST FLOOR PLAN (OPP)

Note: Floor Plans are for identification purposes only and Not to Scale

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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