



9 Thomas Palin Close

CW2 5FS

£294,000



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STEPHENSON BROWNE

Countryside living with a contemporary feel! Stephenson Browne proudly bring to market this beautifully presented family home situated within the sought after Cherry Tree Park development in the lovely village of Shavington. A superb family home being only a year old and positioned right at the beginning of this exclusive collection of executive homes. This well designed home comprises of an entrance hall which has a turning staircase and access to the large cloakroom which provides invaluable storage for all the coats and shoes a family bring! The lounge has french doors which open onto the stunning garden. The fitted kitchen is extremely well equipped with all your appliances being fully integrated and has plenty of space to sit and dine. There is also the formal dining room which will be the envy of your friends and family when visiting or entertaining. There is also a handy utility room and store. On the first floor there are three double bedrooms, the master having an ensuite and full height fitted wardrobes. The accommodation is completed by the family bathroom which has a luxurious feel being fully tiled and spacious with plenty of space for storage. Externally there is a landscaped garden to the rear which complements the property superbly with a good size patio area, ideal for sitting out and enjoying the summer months. To the front of the property there is a driveway with parking for two cars and a front lawn. Cherry Tree park offers excellent facilities for all home owners including a delightful open play area with architect designed play equipment. There are lovely walks into open countryside as well as a wildlife basin, all within easy reach and excellent schools, shops and amenities including a leisure centre. Don't miss out!

Entrance Hall

Living Room

14'2" x 10'5" (4.33m x 3.19m)

Patio doors to the rear garden. Radiator. Feature fire with surround.





Kitchen

10'0" x 9'7" (3.06m x 2.93m)

Range of units with a stainless steel sink, oven with electric oven, gas hob and extractor with an integrated fridge and freezer and dishwasher. There is space for a breakfast table and chairs with a rear aspect windows and a door to the garden.

Dining Room

10'2" x 8'5" (3.12m x 2.59m)

Front aspect window. Radiator.

Utility Room

8'0" x 7'10" (2.44m x 2.39m)

Space and plumbing for a washer and dryer, Wall mounted boiler.

Store

Up and over front door. Integral door to the entrance hall.

WC

Low level WC. Pedestal wash basin. Radiator.

Landing

Side aspect window. Airing cupboard.

Bedroom One

11'6" x 9'10" (3.51m x 3.00m)

Built in wardrobes. Front aspect window. Radiator. Access to ensuite.

Ensuite

Walk in shower. Low level WC. Pedestal wash basin. Radiator. Front aspect window.

Bedroom Two

13'0" x 11'8" (3.97m x 3.58m)

Rear aspect window. Radiator.

Bedroom Three

9'9" x 8'8" (2.97m x 2.64m)

Rear aspect window. Radiator.

Bathroom

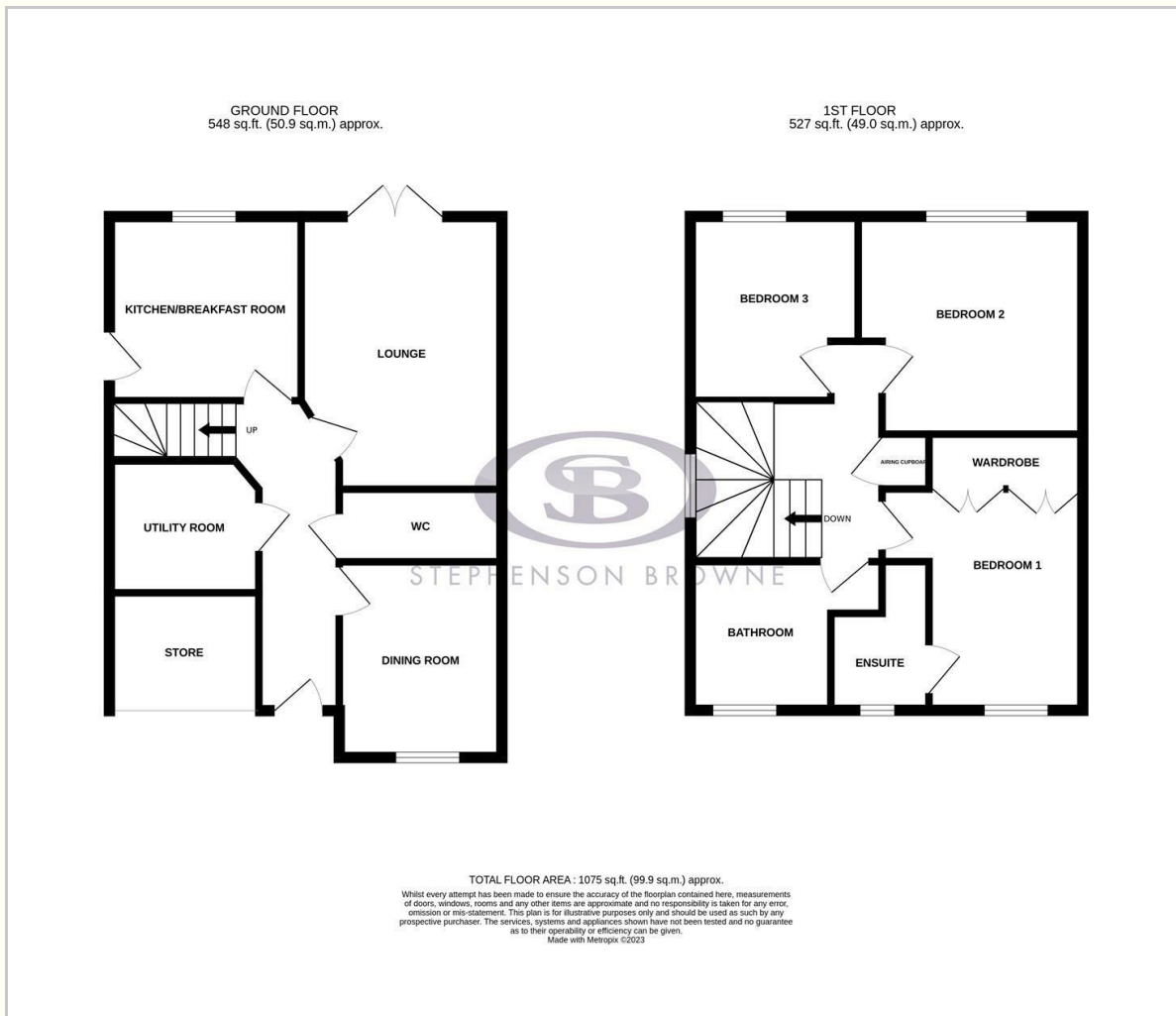
Panelled bath. Low level W.C. Pedestal wash basin. Radiator. Front aspect window.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



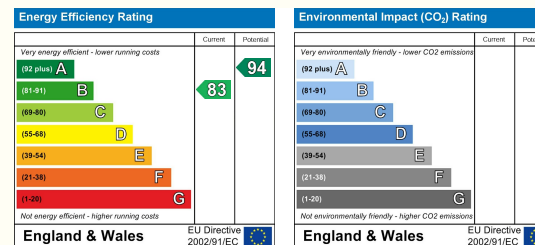
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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