



## 2 Frank Dawson Place

CW2 5GA

Asking Price £385,000



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STEPHENSON BROWNE



Nestled on the sought after award winning development of Cherry Tree park in Shavington, this immaculately presented detached modern home is a must see. Boasting excellent proportions on a large plot, this property offers the perfect blend of space and style.

As you step inside, you are greeted by a welcoming entrance hall leading to an inviting lounge as well as a separate snug/study giving ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms, the principal having an en-suite as well as a stylish family bathroom, there is an abundance of room for the whole family to enjoy.

The stunning fitted kitchen breakfast room is sure to be the heart of the home, where you can whip up delicious meals and create lasting memories. The added convenience of a utility room makes daily chores a breeze.

This property is not just a house, but a home filled with many upgraded features that elevate its presentation and appeal. The great size garden provides a tranquil outdoor space for gardening enthusiasts or those who simply enjoy basking in the sun. The private driveway and detached garage offer ample parking and storage options.



Located in a charming village setting, this home comes with the peace of mind of an NHBC guarantee, ensuring quality and durability. Don't miss the opportunity to view this fabulous home in a most desirable location, close to good schools and amenities as well as excellent road links.

### Entrance Hall

### Lounge

15'7" x 11'9" (4.75m x 3.60m)

### Snug/Study

9'7" x 8'9" (2.94m x 2.67m)

### Kitchen/Breakfast Room

18'11" x 10'0" (5.79m x 3.07m)

### Utility Room

10'1" x 5'4" (3.09m x 1.64m)

### W.C





### Stairs to First Floor

#### Bedroom One

12'0" x 11'6" (3.68m x 3.53m)

#### En-suite

#### Bedroom Two

12'0" x 9'3" (3.68m x 2.84m)

#### Bedroom Three

11'3" x 8'11" (3.45m x 2.72m)

#### Bedroom Four

8'7" x 6'3" (2.63m x 1.91m)

### Bathroom

### Externally

The property stands proud on a corner plot amongst a collection of similar properties. There is a private driveway providing ample off road parking and leads to the detached single garage. There is a wrap around garden to the front and side, being mainly laid to lawn. To the rear, the garden is a fantastic size and offers a spacious and pleasant environment and is landscaped to a high standard.

### Detached Garage

### Council Tax

Band E.

### Tenure

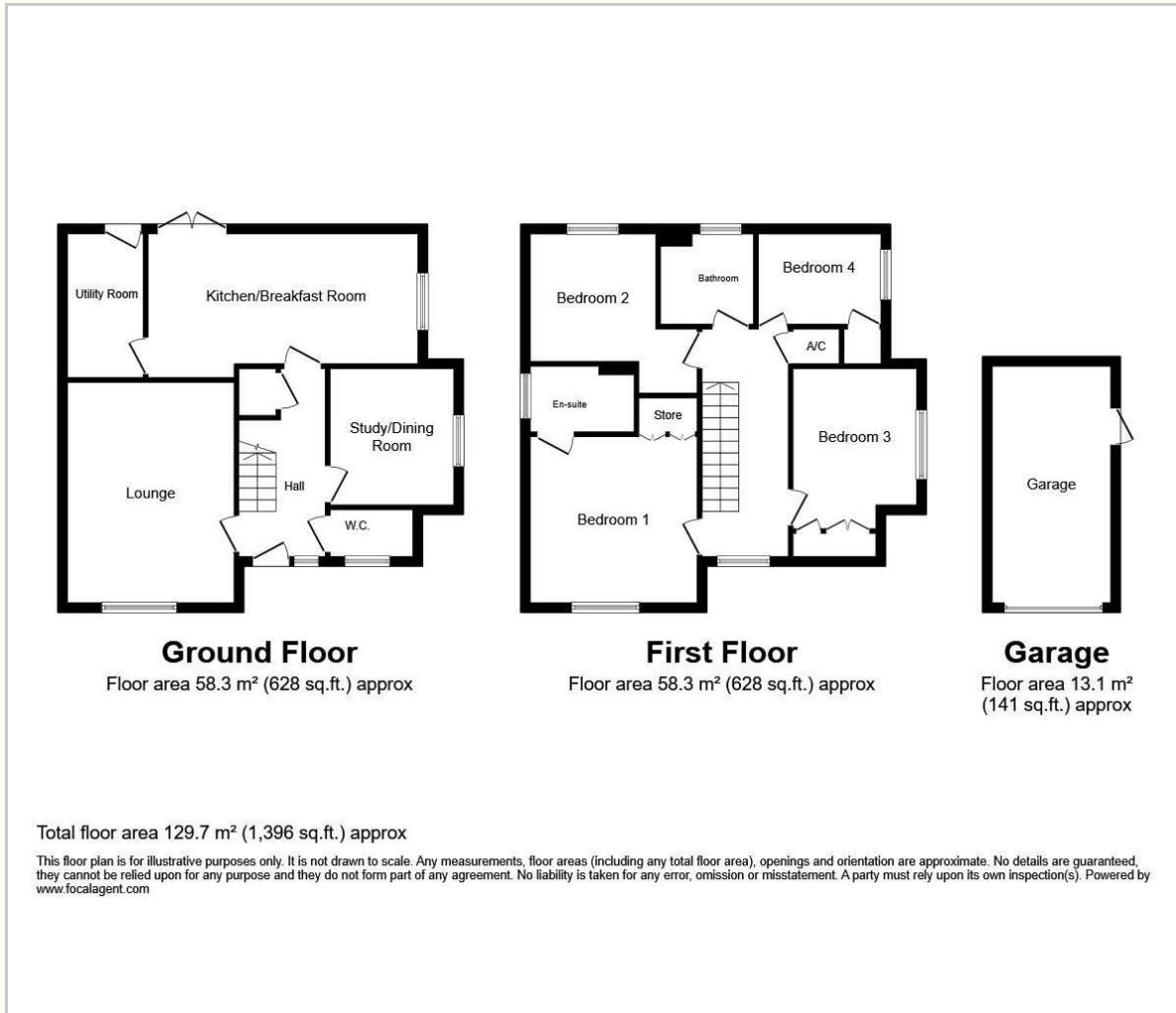
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

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



## Floor Plan



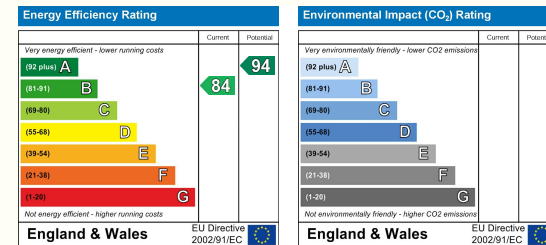
## Viewing

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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