



15 Tamwell Road, Shavington, Crewe, CW2 5TU
£319,500

**BAKER
WYNNE &
WILSON**

A VERY WELL PRESENTED DETACHED FAMILY HOUSE WITH AN ATTRACTIVE SOUTH EAST FACING GARDEN

SUMMARY

Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, Cloakroom, Master Bedroom With En-Suite Shower Room, 3 Double Bedrooms, Bathroom, Integral Garage, Gas Central Heating, UPVC Double Glazing, 2 Car Parking Spaces, Partially Walled Garden.

DIRECTIONS

From Nantwich proceed along the A51, London Road, over the level crossings, straight on at the traffic lights, at the major roundabout take the fourth exit onto Newcastle Road, continue past the Elephant public house, take the second turning on the right into Sable Road, bear left, first right into Marlow Avenue which becomes Marsh Ferneth Place, at the junction turn right onto Tamwell Road and the property is on the left.

LOCATION AND AMENITIES

Shavington has always been a sought after place to live with primary and secondary education, two shops, public house, restaurant and church in the village. The Shavington Park Estate is situated just 3 miles from the bustling market town of Nantwich. Home to renowned local and major retailers, eateries, sporting facilities and social events such as "Nantwich Jazz and Blues Music Festival" "Nantwich Food Festival" just to name a few.

Approximate Distances

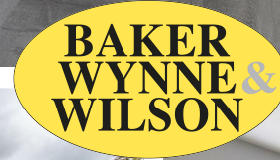
Crewe station is 3 miles, with its 90 minute intercity service to London Euston.

The M6 motorway (junction 16) is 6 miles,

The Potteries 15 miles,

Chester 22 miles,

Manchester and Liverpool 40 miles.



DESCRIPTION

The house was built by Persimmon in 2018 of brick under tiled roof and is approached by an elevated tarmac drive. The property has a benefit of a prime corner plot which over looks open green space. This property has a modern day construction as well as an aesthetic design.

In the development the property has an attractive elevated spot close to the entrance, 100 yards from green space, nearby walks of the area.

Internally there is a living room which features large windows along with internal double doors which open through to the rest of the property. The open plan kitchen/dining room provides a light and spacious living area perfect for entertaining. Coming off the kitchen is a versatile utility room home to a washer and dryer. Following on there is a cloak room as well as an integral garage.

Heading up the stairs you are greeted with a spacious landing providing access to the loft as well as storage cupboards. Continuing on you have a large master bedroom with en-suite shower room, 3 double rooms all providing ample space along with a family bathroom.

Heading outside there is a raised part patio part grass garden, Wooden decking, sunken walk way down the side of the property.

THE ACCOMMODATION

ENTRANCE HALL

5'05" x 4'08"

UPVC Door, Radiator, Laminated Floor, Pendant Light

LIVING ROOM

10'11" x 15'09"

Radiator, TV Point, Pendant Light, Internal Double Doors, Laminated Floor



KITCHEN ROOM/DINING ROOM

18'04" x 10'02"

UPVC Patio Doors ,Part Laminated Floor, Part Tiled Floor , Gas Hob, Electrolux Oven , Base Units With Work Surfaces, Wall Cupboards, Zanussi Dish Washer, Integrated Fridge, Integrated Freezer , One and A Half Sink Basin, Pendant Light, Down Lights,

UTILITY ROOM

5'02" x 7'00"

Radiator, Extractor Fan, Zanussi Integrated Washer, Plumbing For Dryer, Wall Cupboards, Gas Fired Boiler, Work Surface, Down Lights, Tiled Floor.

CLOAK ROOM

5'03" x 2'11"

Low Flush WC, Vanity Unit, UPVC Textured Glass Window, Partially Tiled Wall, Pendant Light, Tiled Floor.

LANDING

6'10" x 6'02"

Pendant Light, Storage Unit, Carpet.

MASTER BEDROOM

12'07" x 13'04"

Radiator, Storage Cupboard, Built In Wardrobe With Sliding Doors, Pendant Light , Carpet.

EN-SUITE SHOWER ROOM

6,00" x 5'06"

White Suite Comprising Of A Pedestal Wash Basin, Low Flush W/C, Glass Shower Cubical, Rain Effect Mira Shower, Stainless Steel Towel Rail, UPVC Textured Glass Window, Laminate Floor, Partially Tiled, Extractor Fan, Down Lights.

BEDROOM 2

9'03" x 12'02"

Radiator, Pendant Light, Carpet.

BEDROOM 3

9'03" x 9'07"

Radiator, Pendant Light, Carpet.

BEDROOM 4

7'02" x 9'07"

Radiator, Pendant Light, Carpet

BATHROOM

6'04" x 6'10"

White Suite Comprising Of A Low Flush WC, Pendent Sink, Panel Bath Tub, Mira Electric Shower, Stainless Steel Towel Rail, Down Lights, UPVC Textured Glass Window.

GARAGE

16'05" x 8'10"

Electric Hormann Garage Door, Pendant Light.

GARDEN

35' x 25'

Raised Garden, Patio, Lawn, Wooden Decking (10" X 10"), Walled Garden, Sunken Path, Outdoor Tap, Outdoor Electric.

SERVICES

All mains services are connected.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

FREEHOLD

COUNCIL TAX

Band D

VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

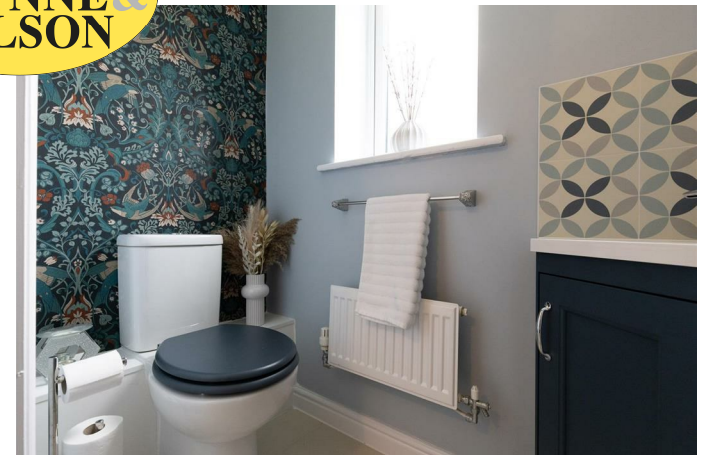
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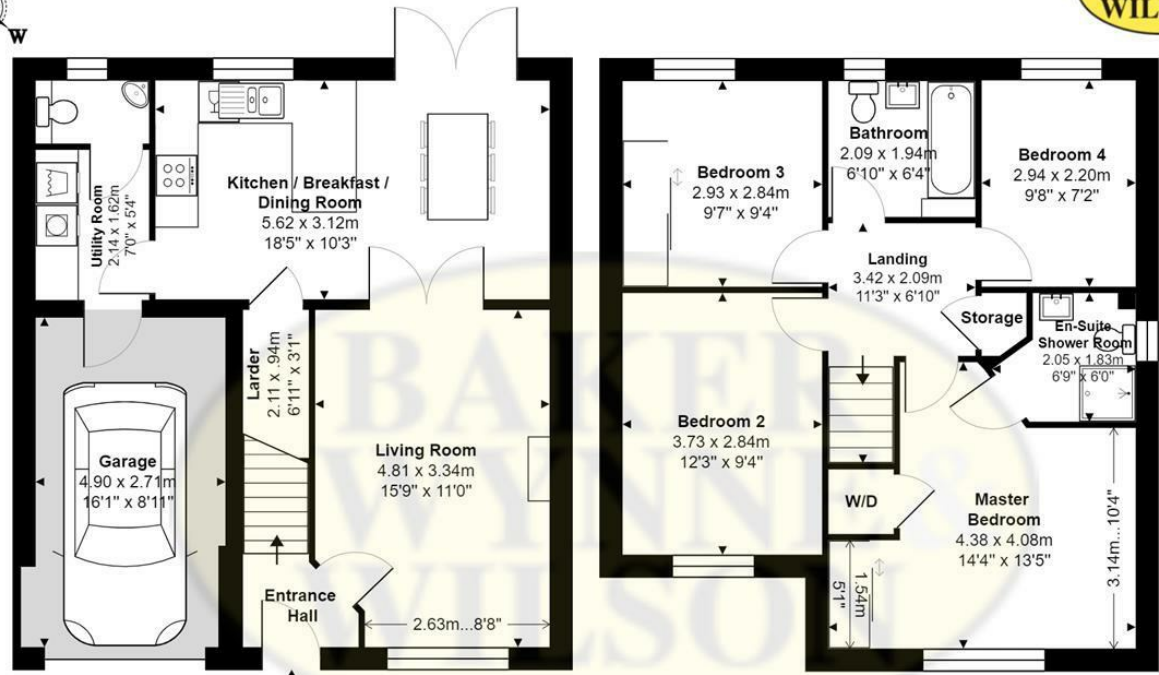
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**BAKER
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Ground Floor
Includes Garage
Floor Area: 59.4 m² ... 639 ft²

First Floor
Floor Area: 55.2 m² ... 595 ft²

15 TAMWELL ROAD, SHAVINGTON, CREWE, CHESHIRE, CW2 5TU

Approximate Gross Internal Area: 114.6 m² ... 1234 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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