



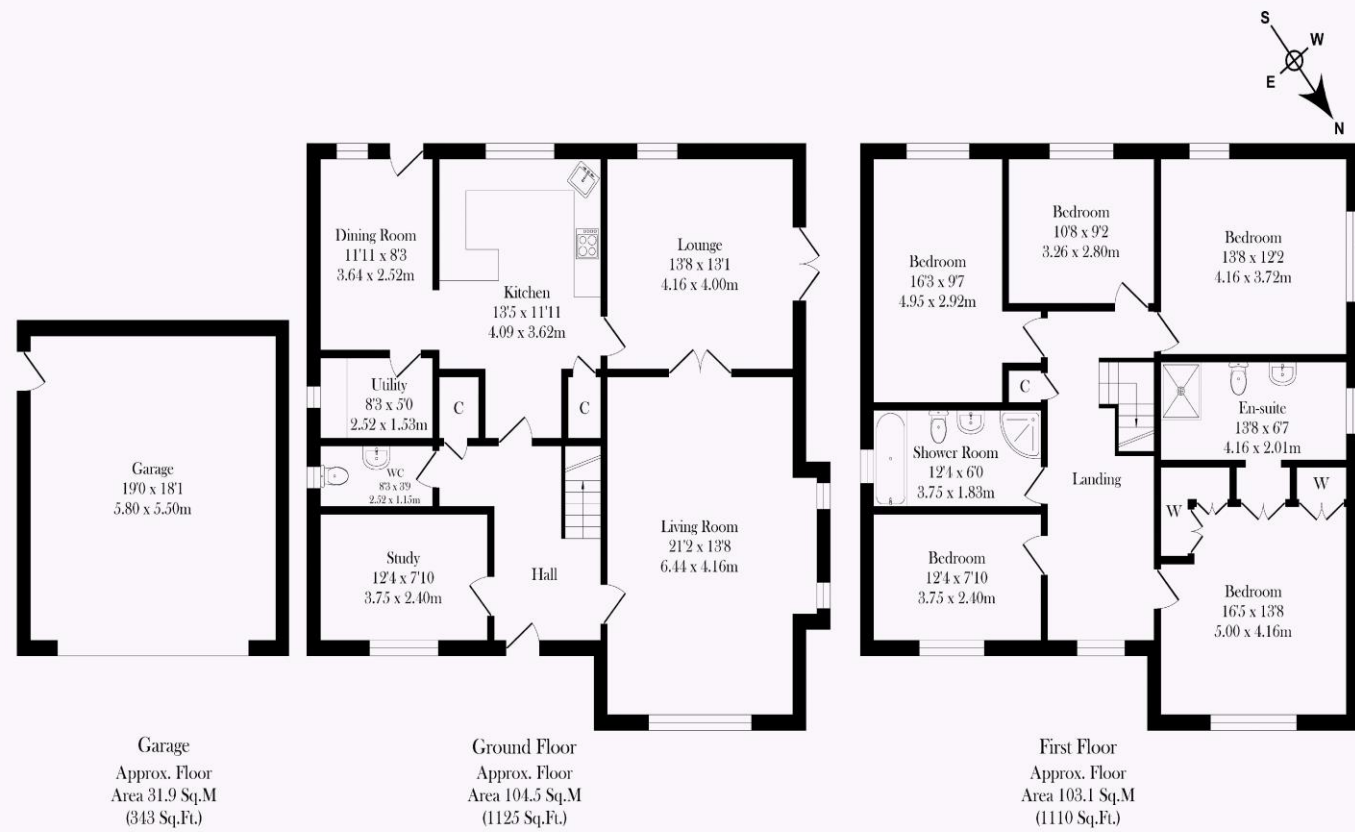
TRACY PHILLIPS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



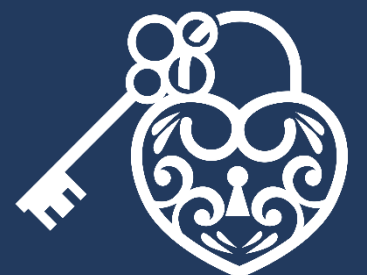
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Offers in Excess of £585,000

Broadlands, Shevington



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Welcome to this stunning five bedroom self-built family home offering approximately 2500 sq ft of meticulously designed living space. Located in the desirable village of Shevington, this property combines luxury, comfort, and eco-friendly features making it an ideal choice for discerning buyers.

Enter through an imposing front door into a large hallway featuring a striking glass balustrade and galleried landing. The expansive lounge at the front of the house boasts a large front window, two feature leaded windows to the side and a gas fireplace with a marble surround. French doors lead to a further TV/sitting room with access to the side garden. A study with fitted units is situated at the front of the house, perfect for a home office. The beautiful kitchen is equipped with fitted units, a breakfast bar and granite worktops seamlessly opening into a dining room with a door to the rear. A good-sized utility room is plumbed for a washer and dryer and offers additional storage and functionality. The galleried landing adds a touch of elegance to the upper level. The master bedroom features fitted wardrobes that cleverly conceal an en-suite bathroom. The en-suite, added in 2000, includes a large shower, vanity sink, WC, and a dressing table. Four further double bedrooms provide ample space for family members or guests. The family bathroom is well-appointed with a bath, shower, WC, and sink.

Externally, the landscaped garden wraps around the front and side of the house and features lawned areas, patios and raised beds. The property includes a shared access with the neighbour to a large driveway with parking for several cars, along with a double detached brick garage with loft space. Solar panels on the roof significantly reduce energy bills promoting sustainable living.

The house was thoughtfully constructed in 1991 ensuring modern construction standards and quality. Situated in the highly sought-after Shevington village, this home offers easy access to local schools, parks, shops and major transport links, ensuring convenience for all aspects of daily life. This property seamlessly blends timeless elegance with modern amenities. The spacious rooms, beautiful garden, and energy-efficient features make it a rare find in today's market. Whether you're entertaining guests, enjoying quiet family time, or working from home, this house provides the perfect backdrop for all your needs and early viewing is highly recommended.

