



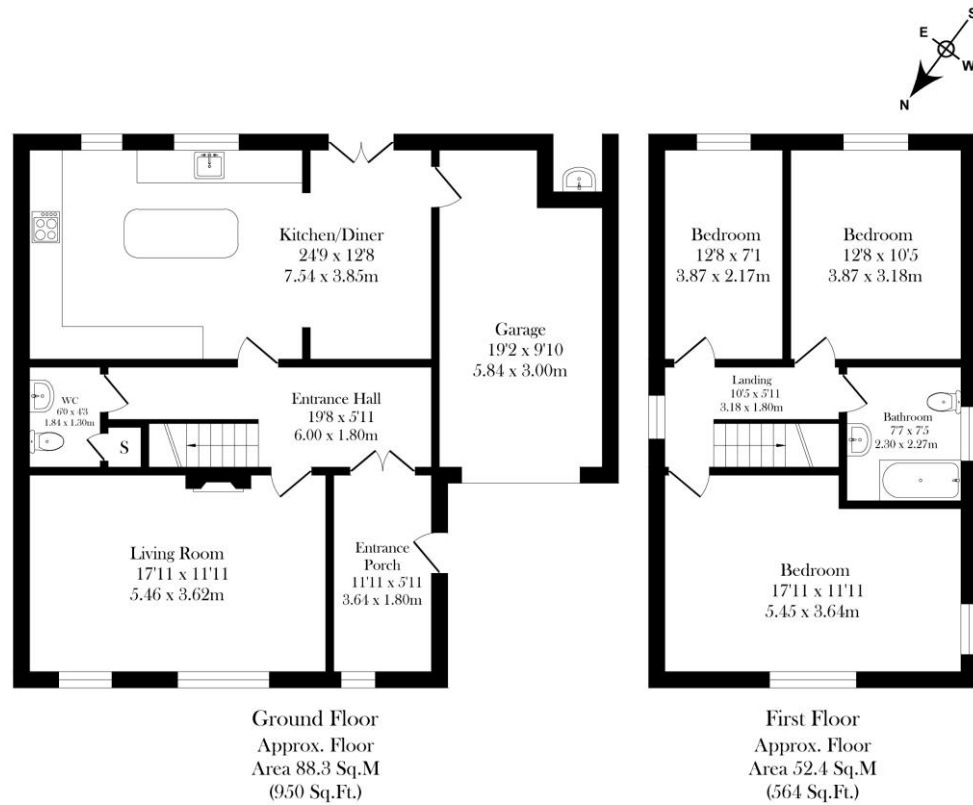
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



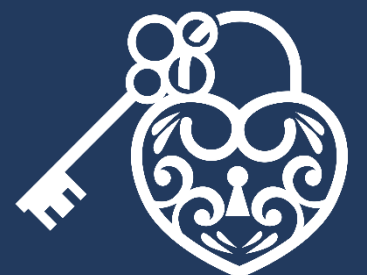
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £370,000

Elnup Avenue, Shevington



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Presenting a stunning three bedroom family home, originally purchased in 2008 and formerly a presbytery. This home seamlessly combines classic charm with modern comforts providing an idyllic setting for your family to thrive. The newly constructed block driveway accommodates parking for up to four cars. The property also includes an integral single garage with a utility area at the end, offering ample space for storage and laundry needs.

Upon entry, you are greeted by a large hallway with beautiful wood flooring, setting a warm and inviting tone for the home. The inner hallway, equally spacious and featuring wood flooring, enhances the sense of continuity and elegance throughout the house. The expansive dining kitchen is equipped with integrated appliances including a microwave and dishwasher. The large island offers additional workspace and storage, while French doors open to the garden, blending indoor and outdoor living seamlessly. The front-facing lounge is a generous space featuring wood flooring and a cosy log-burning stove, perfect for relaxing evenings with family and friends. A well-appointed cloakroom to the ground floor includes a WC and sink, adding to the home's practicality. The master bedroom is an impressive, spacious retreat at the front of the house, offering plenty of room for relaxation. The second bedroom, located at the rear, is notably large, providing ample space for guests or family members. The third bedroom is a comfortable double room. The family bathroom features a shower over the bath, WC, feature ceramic sink, and heated towel rail, combining functionality with style.

The property sits on a triangular plot of approximately 1/5 acre, offering abundant outdoor space. There is a good-sized front garden with the driveway providing off-road parking for a number of vehicles. The driveway leads to the 19' garage. To the rear, there are two patio areas providing perfect spots for outdoor dining and entertaining, while steps lead down to a well-maintained lawn. There is also an outbuilding to the side, ideal for storage or potential conversion.

Situated within the popular village of Shevington, renowned for its beautiful countryside with Elnup Woods and the canalside only a short distance away, families are well catered for with outstanding schools and superb transport links, with the M6 motorway only a short distance away and the local train station within walking distance.

Internal viewing of this home is highly recommended.





