



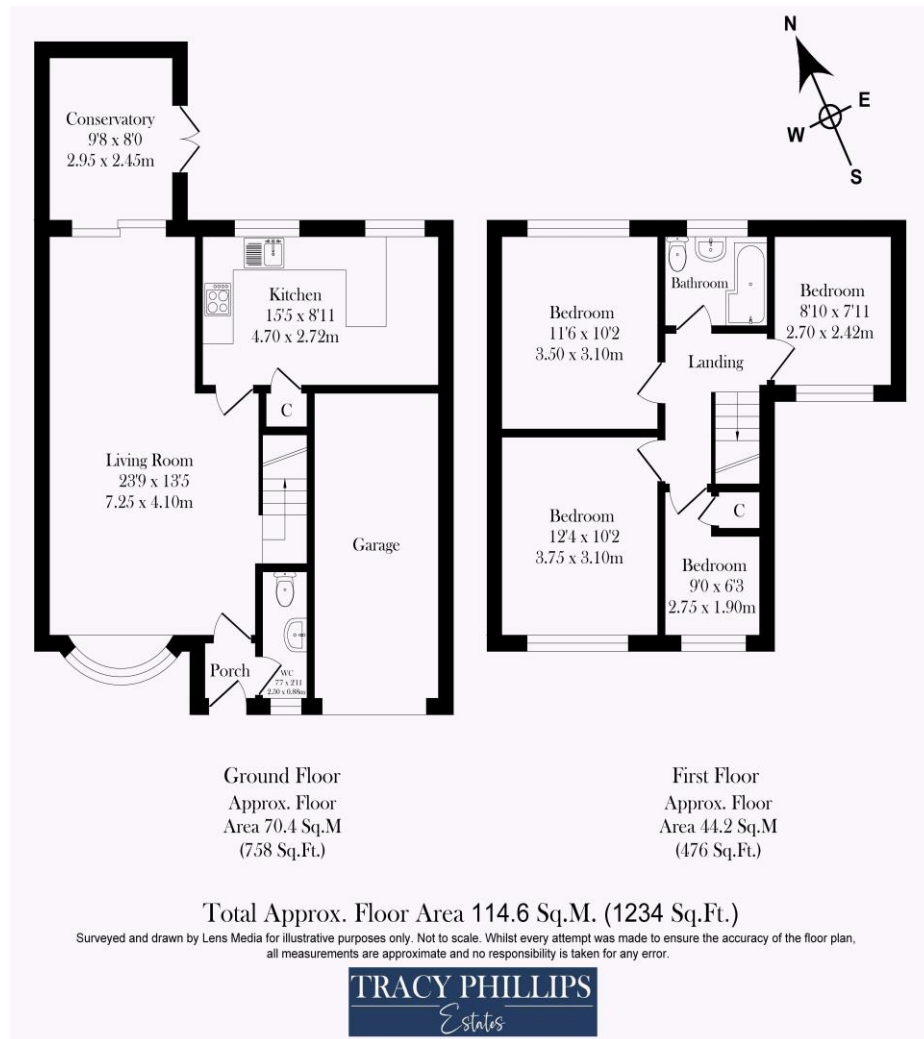
# TRACY PHILLIPS

## Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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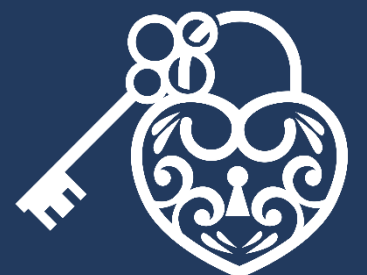
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Asking Price: £320,000

Christleton, Shevington

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Located on this popular residential development, in the highly sought after village of Shevington, this four bedroom detached home has recently undergone a complete renovation including a rewire and has been updated with a brand new kitchen and bathroom. It's quiet cul de sac location borders Elnup Woods, making it an ideal spot in which to raise a family with the village's highly regarded schools also within walking distance. This particular property offers sizeable living spaces, in particular in the four excellent bedrooms, ensuring that this home is perfectly suited to the needs of the growing family.

The property itself offers approximately 1234 square feet of accommodation, with a flowing floorplan and the feeling of space. Entering via the inviting hallway with a handy ground floor cloakroom off lying, this leads through to the comfortable and spacious lounge with dining area, which is of a super size and finished with laminate flooring. To the rear there is a further conservatory which overlooks the gardens. The smart and stylish newly fitted kitchen offers the real wow factor in this fabulous home, having been recently re-fitted with an extensive range of wall and base units with contrasting work surfaces, and equipped with an electric hob and eye level ovens, integrated dishwasher and fridge/freezer. To the first floor, the landing provides access to the four excellent bedrooms, all of which are bright and appealing, and a family bathroom being fully tiled with marbled tiling and fitted with a three piece suite in classic white, comprising a WC, pedestal wash hand basin and P shaped panelled bath with overhead shower.

Externally, the property occupies a well-maintained and private garden, which is of a particularly good size and is unusual for a home within a modern development. The property is tucked away on this peaceful cul de sac, allowing a serene and calm setting, which is only a short walk to the centre of the village. To the front of the property a flagged driveway offers excellent off-road parking, bordered by lawns and planting and leading to the integral single garage. The rear garden is mainly laid with planted beds and a flagged patio area, perfect for al fresco dining. The garden is safe and secure.

Viewings of this truly delightful family home on this sought-after development and which also offers no onward chain and vacant possession, are highly recommended.





