



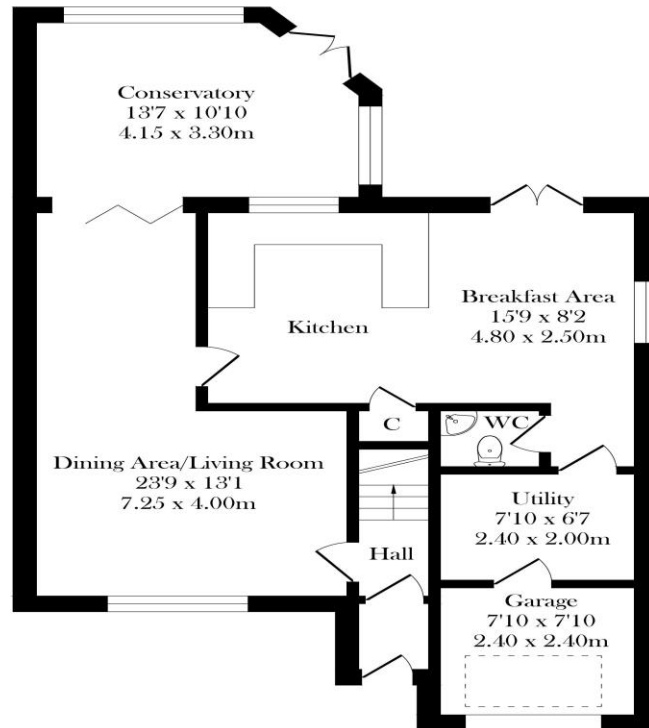
TRACY PHILLIPS

Estates

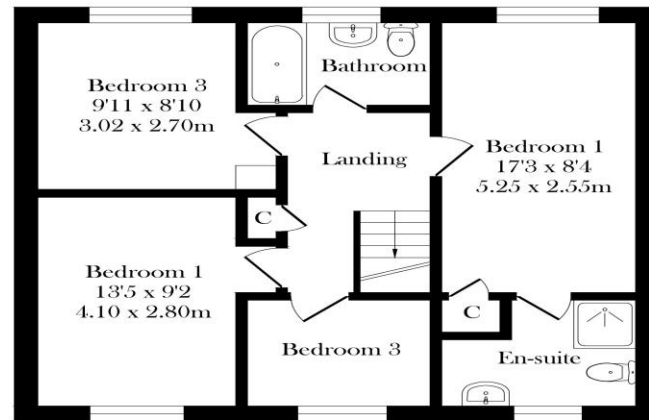


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Ground Floor
Approx. Floor
Area 76.9 Sq.M
(828 Sq.Ft.)



First Floor
Approx. Floor
Area 55.8 Sq.M
(601 Sq.Ft.)

Total Approx. Floor Area 132.7 Sq.M. (1429 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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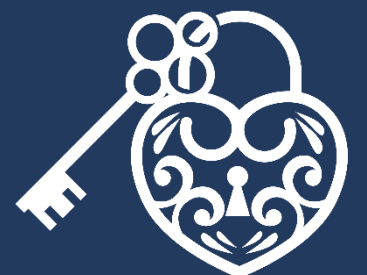
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Asking Price £330,000

Broadlands, Shevington, WN6 8DH

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Situated on a stunning plot, in the heart of this popular estate in the village of Shevington and with the beautiful Elnup Woods at the rear of the garden, this truly immaculate and much improved home is an absolute credit to the current owners. Under their ownership they have enhanced and updated the property to the very highest of standards. This beautiful home truly is in turn-key condition with not only an immaculate interior but equally beautifully cared for and tended gardens too.

The accommodation, which extends to approximately 1429 sq ft, offers a flexible and versatile floor plan and briefly comprises of an entrance porch leading into the main hallway and stairs rising to the first floor. The main lounge and dining area features front to rear accommodation, filling the room with natural light, and at it's heart is a beautiful fireplace and Bi-fold doors leading directly in to the stunning garden room complete with slate roof and overlooking the most tranquil garden and the woods beyond. The kitchen has been completed with a range of high-quality wall and base units and includes integrated appliances including oven, extractor, hob and fridge. There is an additional breakfast or bistro area, perfect for informal dining, also overlooking and leading out in to the gardens and the attractive room has been completed with work surfaces. There is a separate utility room and cloak room, perfect for the laundry needs of the home and also leading in to the garage / store area. The first floor reveals four excellent bedrooms, with the main bedroom enjoying it's own en suite shower room, and the master bathroom complete with a luxurious suite. The bathroom has tasteful finishes with a bath, vanity wash hand basin and w.c.

Externally, the property is equally as immaculate. There is an excellent block paved driveway to the front of the home, complete with electric charging point and leading to the garage/ store, with an electrically operated door and is bordered by a colourful planting bed. The rear garden is a joy. Serene and calm with the woodlands to the rear and regular guests including wildlife! The garden provides a flagged Indian Stone patio, ideal for outdoor dining, lawns and a raised pond. There are tailored planting surrounding the garden which is not only private but safe and secure. Special note should also be made to the Hive heating system, and remote control CCTV and alarm system. Shevington Village is a lovely village with excellent schools and easy motorway access. There are a variety of shops and facilities in the village. Easy motorway access is provided via access to the M6 motorway and the village even offers it's own railway station.





