



## 15 Woodnoth Drive

CW2 5BN

**£250,000**



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STEPHENSON BROWNE

This beautiful extended home must be seen to be fully appreciated, it is set within a prime location standing proud behind a long block paved driveway which provides invaluable off road parking for several vehicles, ensuring that you and your guests will always have a place to park. The garage, located to the side is a great size with a utility area to the rear with sink and plumbing for a washing machine, keeping all the household chores out of the kitchen.

An early viewing is highly recommended and we delight in bringing to the market this charming three bedroom, the smaller currently used as a study. Shavington is always popular with a wide variety of buyers especially families as highly regarded schools are close to hand, alongside shops for day to day needs and various amenities, making it an excellent choice for families and professionals alike. .

Offering an ideal balance of comfort and practicality, this home is perfectly suited to family life each room flowing effortlessly into the next. At its heart is the generous extended fitted kitchen diner sitting room, this beautiful area has a wide array of units providing extensive storage to include a carousel and two pull out stores with metal shelving, a fantastic social space ideal for both everyday meals and entertaining, while the convenient ground floor WC enhances ease and functionality for busy households.

Shavington is a popular and well connected village, offering a friendly community atmosphere while still being within easy reach of larger towns and cities. This property presents a wonderful opportunity for those seeking a comfortable home in a vibrant area.

Don't miss the chance to make this lovely house your new home.



## Porch

## Entrance Hall

## Lounge

11'9" x 13'5"

## Kitchen Diner

17'8" x 23'5"

## Garage

7'2" x 21'3"

## Hall

## W.C.

1'11" x 6'0"

## Stairs To Second Floor

## Landing

## Bathroom

7'6" x 5'4"

## Bedroom One

8'2" x 12'3"

## Bedroom Two

9'10" x 10'11"

## Bedroom Three

7'10" x 8'6"

## Externally

The lovely landscaped gardens enhance the property nicely, there is a large block paved area to the front providing invaluable off road parking leading to the garage. With a neat patio area leading up to a raised lawn the garden provides a wonderful outdoor space to be enjoyed all year round. There are enclosed by brick walls and wooden fencing securing the property.

## Garage

Spacious garage with up and over door and personal door to the garden. There is a utility area to the rear with sink, cupboard and wall mounted boiler.

## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Council Tax

Band B

## Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

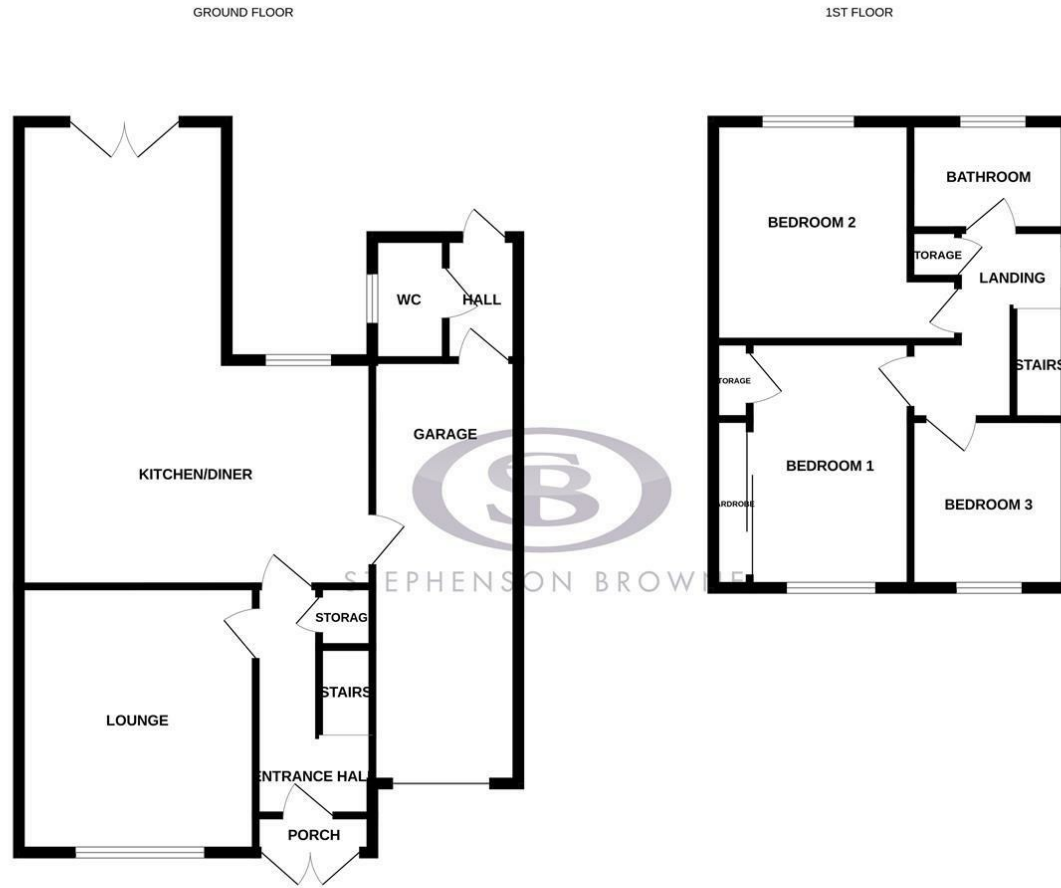
For a FREE valuation, please call or email and we will be delighted to assist.



- Located In A Popular And Well-Connected Village Setting
- Spacious Three-Bedroom Semi-Detached Family Home
- Close To Local Shops, Schools, And Amenities
- Ideal Home For Families Or First-Time Buyers
- Ground Floor WC For Added Convenience
- Extended Kitchen Diner Ideal For Family Meals And Entertaining
- Driveway Providing Off-Road Parking For Multiple Vehicles
- Well-Maintained Private Rear Garden With Lawn And Seating Area
- Freehold
- Must View!

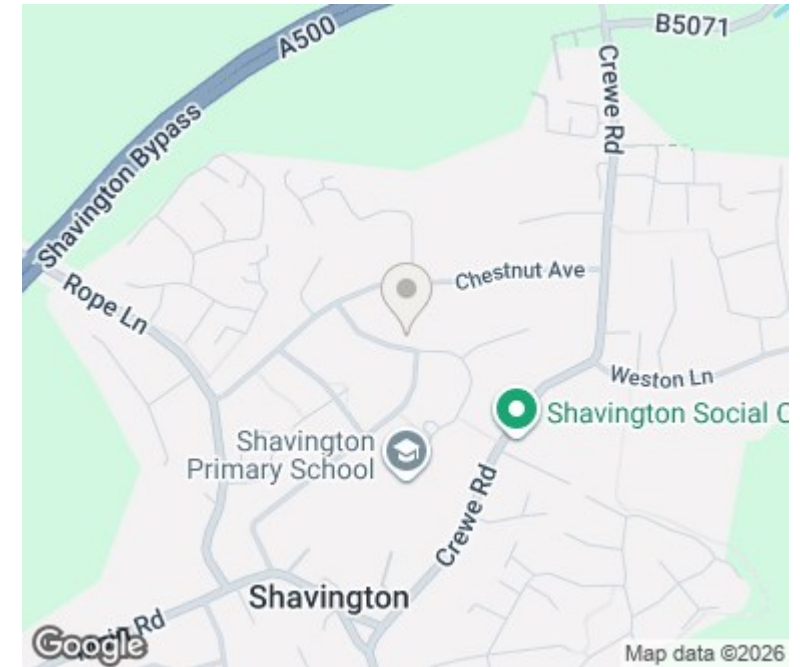


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	71	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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