

## **4 Nursery Close, Shavington, CW2 5EG**



Lovingly renovated to a high specification and beautifully presented throughout, this exceptional three-bedroom home is tucked away down a private lane, offering both privacy and style.

The property features a spacious and versatile layout, including a bright lounge with French doors opening onto the rear garden, an impressive kitchen/diner with integrated appliances, custom-built seating, and contemporary finishes, along with a convenient ground floor WC.

To the first floor are two well-proportioned bedrooms and a third bedroom ideal for use as a nursery, home office or dressing room.

There is loft access via a pull-down ladder, with the loft fully boarded.

Externally, the home benefits from ample driveway parking to the front and a beautifully landscaped, fully enclosed rear garden featuring an Indian stone patio, decking and artificial lawn—perfect for entertaining.

Further potential is offered with the possibility to extend above the kitchen, subject to planning permission. The current sellers have already had foundations installed to allow for a two-storey extension, subject to the necessary consents.

Situated in a sought-after position, this turnkey home perfectly combines modern living with future development potential.

# **£260,000**



**Entrance Hall**

Composite glazed front door with floor-to-ceiling glazed panels to either side, coving to ceiling, radiator and double doors leading to:



**Lounge – 24'02 x 10'10**

Oak and glazed double doors open into a spacious lounge featuring a UPVC double glazed window to the front elevation and UPVC double glazed French doors opening onto the rear garden. A further set of oak and glazed double doors lead into the kitchen/diner. Gas fire with marble surround and hearth, decorative wooden mantel and tall feature radiator.





#### **Kitchen/Diner**

**Kitchen – 27'01 x 6'09**

UPVC double glazed windows to the front and side elevations. A range of base, wall and drawer units in a timeless shaker style with contrasting work surfaces. 1½ composite sink with drainer. Integrated appliances include fridge/freezer, washing machine and dishwasher. Built-in oven, induction hob with extractor fan above and tall feature radiator.

**Dining Area – 13'08 x 10'06**

UPVC double glazed window to the rear elevation and UPVC double glazed French doors opening onto the rear garden. Decorative panelling and custom-built seating. Cupboard housing consumer unit and meters.



#### **Guest WC**

Low level WC and wash hand basin.

#### **First Floor Landing**

UPVC double glazed window to the side elevation, loft access (boarded with pull-down ladder), airing cupboard and doors to:

#### **Bedroom One – 12'08 x 9'07**

UPVC double glazed window to the rear elevation and radiator.





### Bedroom Two – 11'04 x 7'09

UPVC double glazed window to the front elevation, decorative wooden panelling, built-in wardrobes and radiator.



### Bedroom Three – 8'11 x 8'01

Ideal for a nursery, home office or dressing room. UPVC double glazed window to the front elevation, built-in Sharps wardrobes and radiator.



### Bathroom

UPVC double glazed obscured window to the rear elevation. Panelled bath with mains-fed shower over, pedestal wash hand basin, low level WC, part-tiled walls and ladder-style heated towel rail.



### Externally

**Front:** Ample driveway parking with gated side access to the rear.

**Rear:** Enclosed on all sides and beautifully landscaped, featuring an Indian stone patio, artificial lawn, decking area and garden shed.



### EPC- D

### Council Tax- C

### Tenure- Freehold

### Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

### Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

### Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



