



STEPHENSON BROWNE

Little Meadow Place, Shavington, Crewe

CW2 5UB



Offers Over £290,000

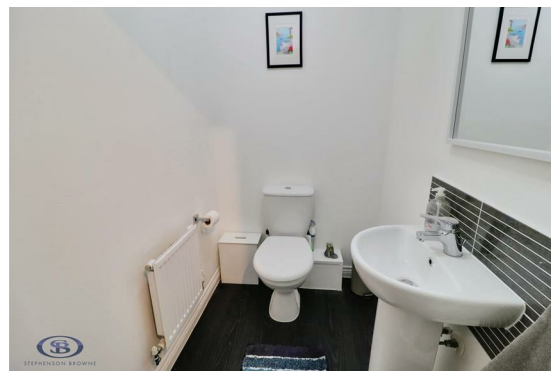
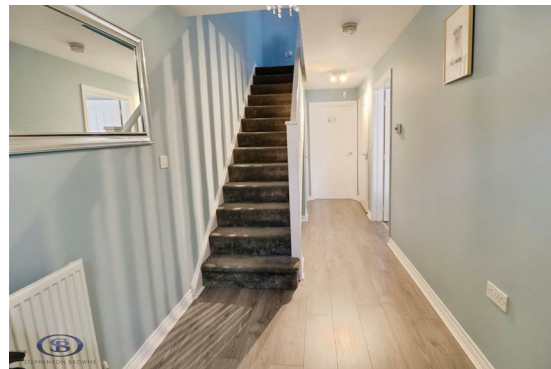
Description

Situated within a popular modern development in the highly desirable village of Shavington, this beautifully presented four bedroom detached family home offers spacious, well balanced accommodation designed to suit modern lifestyles. Immaculately maintained throughout, the property provides an excellent blend of comfortable living space, practical features and stylish interiors, making it an ideal choice for growing families, professional couples or those seeking a home ready to move straight into.

The accommodation begins with a welcoming entrance hall leading to a generous living room, offering a bright and relaxing space to unwind. To the rear of the property is the impressive open-plan kitchen/dining room, forming the heart of the home and providing an ideal setting for everyday family life as well as entertaining. French doors open directly onto the enclosed rear garden, allowing natural light to flood the room while creating a seamless connection between the indoor and outdoor spaces. A separate utility provides additional storage and laundry facilities, complemented by a convenient ground floor WC.

On the first floor, the spacious principal bedroom benefits from a contemporary en-suite shower room, while three further well proportioned bedrooms offer flexible accommodation for children, guests or those working from home. These are served by a modern family bathroom finished to a high standard.

Externally, the property enjoys an enclosed rear garden offering a private space for relaxing, entertaining and family



activities. To the side of the property is a driveway providing off-road parking and access to a single garage, offering storage or workshop potential.

Conveniently positioned close to highly regarded schools, local shops, everyday amenities and excellent transport links, including Crewe Railway Station, the A500 and M6 motorway network, this outstanding home combines modern comfort, generous living accommodation and a sought after village location.



Viewing

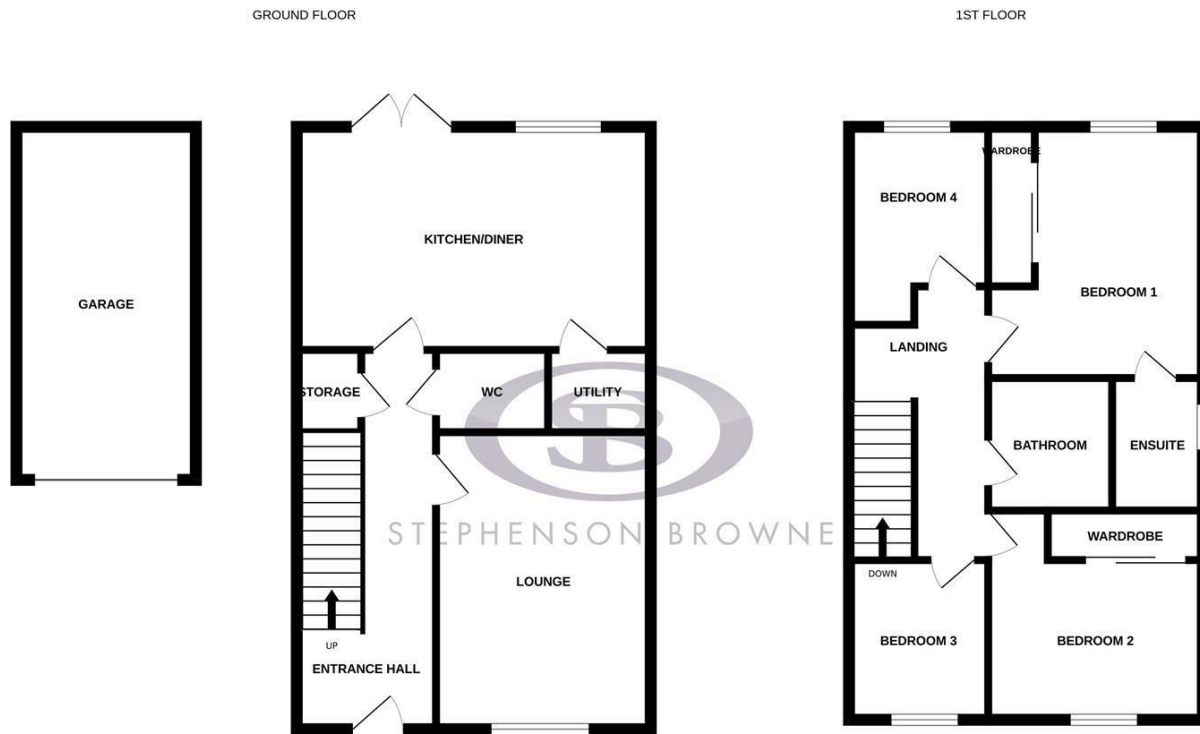
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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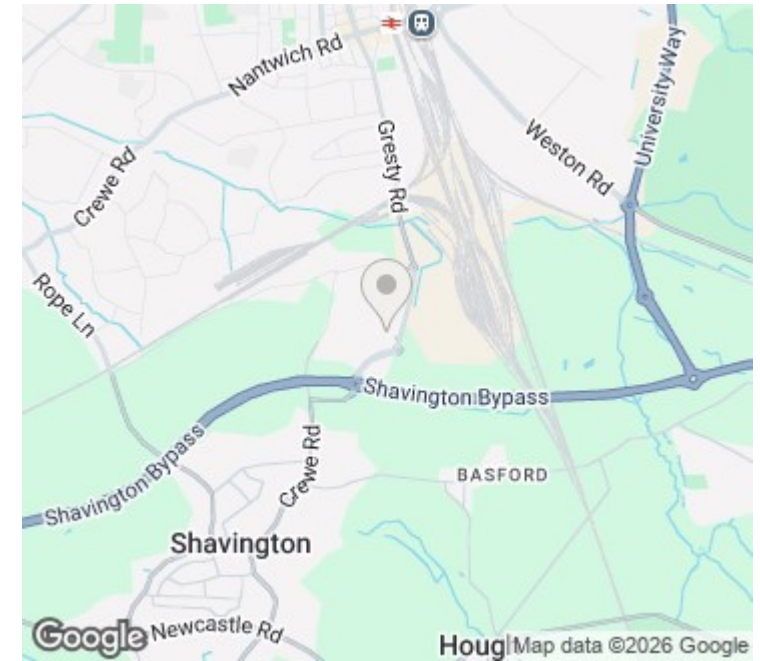


Floorplans



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



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95		(92 plus) A		
(81-91) B		84		(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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