



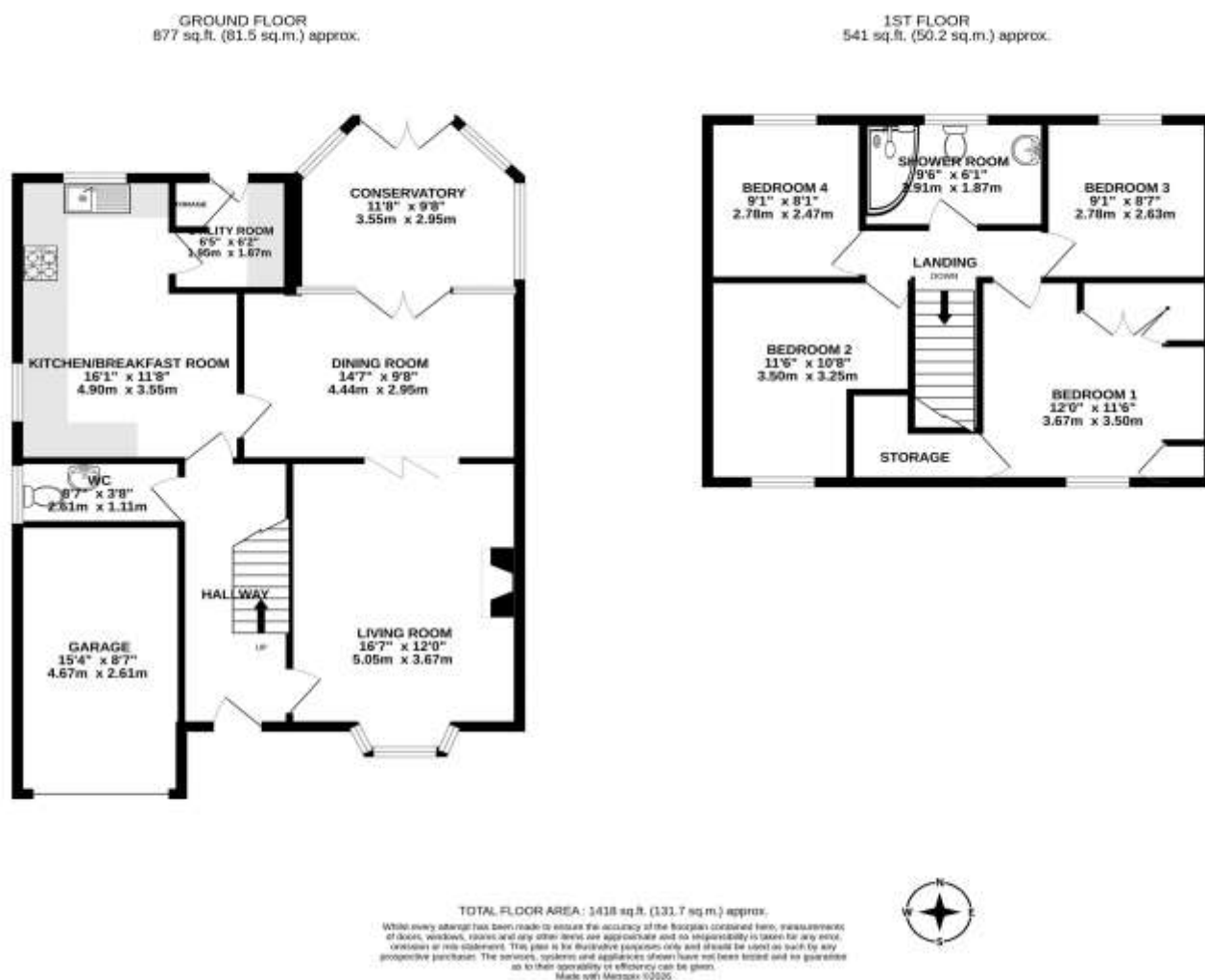
TRACY PHILLIPS

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Offers in excess of £360,000

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This beautifully presented four-bedroom detached family home occupies a sought-after position on a popular development bordering Elnup Woods. Combining thoughtful design with high-quality fixtures and fittings throughout, the property offers exceptional living accommodation perfectly tailored to modern family life. Nestled within a quiet residential street, the home enjoys a convenient location just a short distance from the heart of Shevington village, where residents can benefit from a strong local community, an excellent selection of shops, highly regarded schools, and superb transport links. Upon entering, you are welcomed by a spacious entrance hallway featuring a tasteful neutral décor and access to the ground floor cloakroom. This inviting space immediately creates a warm and homely atmosphere that continues throughout the property.

The hallway leads through to the impressive open-plan lounge and dining area, accessed via double doors. The bright and spacious lounge boasts a feature fireplace with an inset living-flame gas fire and a charming front-facing bay window. Flowing seamlessly into the dining area, this versatile space provides access to the rear conservatory and overlooks the attractive rear garden, making it ideal for both everyday living and entertaining. The extended kitchen is undoubtedly one of the home's standout features. Designed with modern family living in mind, this sociable space forms the true heart of the property. It is fitted with a comprehensive range of stylish wall and base units, complemented by contrasting work surfaces and integrated eye-level ovens. The kitchen also benefits from direct access to a practical utility room and opens onto the rear garden. To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from an excellent range of fitted wardrobes together with an additional storage area, which offers excellent potential to be converted into an en-suite shower room. Completing the accommodation is the contemporary family bathroom, which is fully tiled and fitted with a stylish three-piece shower suite.

Externally, the property enjoys beautifully maintained gardens to both the front and rear. The private rear garden features a generous decked patio area, well-kept lawns, and mature planting, creating the perfect setting for outdoor entertaining, summer barbecues, or simply relaxing with family and friends. To the front, a substantial block-paved double-width driveway provides ample off-road parking for several vehicles and leads to the attached single garage.

This outstanding family home must be viewed to fully appreciate the quality, space, and lifestyle it has to offer.





