



**14 SANDBROOK CLOSE, SHAVINGTON, CREWE, CHESHIRE, CW2 5TE**

Approximate Gross Internal Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup> (excluding garage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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 the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NO CHAIN

An outstanding three bed, two bath delightful detached contemporary house offering a superb blend of comfort and modern living. With a spacious kitchen dining family room there are well proportioned bedrooms making it ideal for families or those seeking extra space. Outside, the property boasts a well-maintained garden with excellent lawn and large entertaining deck, perfect for outdoor activities or simply enjoying the fresh air. The detached nature of the house provides added privacy, making it a serene haven in a friendly neighbourhood. Located in a pleasant cul de sac close to Hickory's in Shavington, you will benefit from a range of local amenities, including shops & schools. The area is well-connected, with mainline train station providing access to London making it an excellent choice for commuters.

## DESCRIPTION

Nestled in the charming & highly popular village of Shavington, in a head of cul de sac position, this superb contemporary delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, family bathroom & ensuite shower room, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the living areas. The layout is thoughtfully designed, providing a seamless flow between the rooms, making it perfect for both entertaining guests and enjoying quiet family evenings.

The kitchen diner is a highlight of the home, featuring contemporary fittings and plenty of storage, making it a joy for any home cook & a lovely space for family meals or gatherings with friends.

The bedrooms are generously sized, offering a peaceful retreat at the end of the day. Each room is designed to maximise comfort and privacy, ensuring a restful night's sleep.

Outside, the property boasts a well-maintained generous rear garden, perfect for outdoor activities or simply enjoying the fresh air.

The detached nature of the house provides added privacy, making it a serene haven in a friendly neighbourhood.

Located in Shavington, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to Crewe and beyond, making it an excellent choice for commuters. This detached house on Sandbrook Close is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely property your new home.

NO CHAIN

## DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road & continue to the crossroads & traffic lights. Turn left into Crewe Road & continue. Turn left (opposite 'Hickory's') into Gresty Lane & take the immediate right turn. Turn left into Copper Beech Road and continue following the road ahead bearing left into Sandbrook Road where the property will be observed on the right hand side.

## LOCATION - SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and

approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: , or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: . The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

## NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

## THE ACCOMMODATION:-

### ENTRANCE HALL

15'11 x 7'0 (4.85m x 2.13m)

### CLOAKS WC

6'2 x 3'1 (1.88m x 0.94m)

### LIVING ROOM

18'1 x 10'10 (5.51m x 3.30m)

### KITCHEN DINER

18'1 x 10'10 (5.51m x 3.30m)

### FIRST FLOOR LANDING

12'6 x 8'9 (3.81m x 2.67m)

### MASTER BEDROOM ONE

12'1 x 11'2 (3.68m x 3.40m)

### ENSUITE SHOWER ROOM

6'5 x 5'10 (1.96m x 1.78m)

### BEDROOM TWO

11'6 x 9'2 (3.51m x 2.79m)

### BEDROOM THREE

11'2 x 8'9 (3.40m x 2.67m)

### FAMILY BATHROOM

6'8 x 6'2 (2.03m x 1.88m)

## EXTERIOR

The property stands in a superb head of cul de sac position which affords easy access to the ample Tarmacadam driveway featuring solid timber double opening wooden gates with additional space leading to the Detached Single Garage to the rear. There is a small lawned frontage with attractive raised timber flower beds & pathway to the main entrance. The rear garden is of an excellent size whilst also enjoying an excellent level of privacy. There is both a good size lawn & an exceptional timber decked entertaining and seating space with timber pergola. External lighting.

## DETACHED SINGLE GARAGE

## EPC RATING: B

## COUNCIL TAX BAND: D

## SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. SERVICE / MAINTENANCE CHARGE: Approx £160-£190 annually.

## TENURE

Freehold with vacant possession upon completion.

## VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: E-mail: . Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

## SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

## COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

## ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

## MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is

probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

## FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!  
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\*  
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.  
Your home may be repossessed if you do not keep up repayments on your mortgage.