



15 Holly Mount, Shavington CW2 5AZ

CHESHIRE
LAMONT

An exceptional and beautifully presented four bedroom semi detached dormer house extending to approximately 1,700 sq ft, occupying a rare and generous corner plot with two private, landscaped and fully usable gardens. The property benefits from a highly desirable south facing aspect, a comprehensively hard landscaped rear garden creating a standout outdoor entertaining space, and attractive open views over adjoining fields to the front. Stylish, versatile accommodation is finished to a high standard throughout. NO CHAIN for early completion. Viewing highly recommended.

- A highly appealing and individual semi-detached house
- Standing in delightful private hedge-lined south facing gardens
- In a fine corner position overlooking open fields
- With large driveway and attractive paved patio areas
- Exceptional accommodation of great size and design extending to 1,700 sqft
- Hall, open plan living room and lounge with fireplace
- Bedroom four/reception room, fully appointed breakfast kitchen and ground floor shower room
- Three first floor bedrooms and modern bathroom with separate shower
- NO CHAIN

Agents Remarks

This highly appealing property stands in delightful surroundings and location and is situated in a fine position on the periphery of Shavington village, nearby to facilities, well regarded schooling and within easy access to A500. The house has been comprehensively enhanced and extended in recent years to a high standard and is certain to make the next owners a lovely family home.

Property Details

The property is approached via a driveway within hedging that leads to an extensive private parking area and a further gate leads through high fencing to an attractive hard landscaped rear garden area with steps descending to the lower patio and a uPVC double glazed door allows access to:

Open Plan Living Room 19' 2" max x 21' 1" (5.83m max x 6.42m)

A superb living space with full height double glazed aluminium framed window to private enclosed south facing gardens, double glazed



aluminium framed sliding doors, radiator, attractive oak effect flooring, full bank of fitted units incorporating railing and shelving, feature brick walling, under stairs area, exposed ceiling beam and open access leads to:

Hall

With oak effect flooring, staircase ascending to first floor, radiator and a panel door leads to:

Bedroom Four/ Reception Room 14' 1" x 12' 11" (4.30m x 3.93m)

With grey oak effect flooring, uPVC double glazed window, radiator, oak effect flooring and coved ceiling.

From the Hall a panel door leads to:

Shower Room

Impeccably appointed with a shower enclosure, tiled walls, WC, vanity wash basin, uPVC double glazed window, tiled flooring and chrome towel radiator.

From the Hall a panel door leads to:

Lounge 15' 5" x 11' 3" (4.70m x 3.42m)

With a double glazed aluminium framed window to front elevation, attractive fireplace within surround, coved ceiling, oak effect flooring, panelled walling and radiator.

From the Hall a folding door leads to:

Breakfast Kitchen 13' 0" max x 16' 3" max (3.97m max x 4.95m max)

Beautifully appointed with a superb range of high quality shaker style units, attractive quartz working surfaces, stainless steel kitchen range with extractor above, integrated fridge and freezer, integrated dishwasher, integrated microwave, underslung one and a half bowl sink with mixer tap, radiator, oak effect flooring, uPVC double glazed windows to rear garden and uPVC double glazed door.

First Floor Landing

With a uPVC double glazed eaves window to front elevation providing lovely far reaching views over countryside, access to loft space, eaves storage cupboard, radiator and a panel door leads to:

Bedroom One 19' 2" x 9' 8" (5.83m x 2.94m)

With a uPVC double glazed window, uPVC double glazed eaves window to rear elevation, radiator, eaves storage cupboard, oak effect flooring, access to loft space, fitted wardrobes incorporating railing and shelving and fitted low level drawers.



Bedroom Two 20' 3" x 9' 0" max (6.17m x 2.75m max)
With a uPVC double glazed eaves window, Velux window, eaves storage cupboard and radiator.

Bedroom Three 11' 9" x 10' 1" max (3.59m x 3.08m max)
With a uPVC double glazed eaves window, eaves storage cupboard and oak effect flooring.

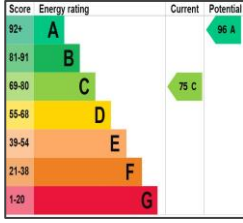
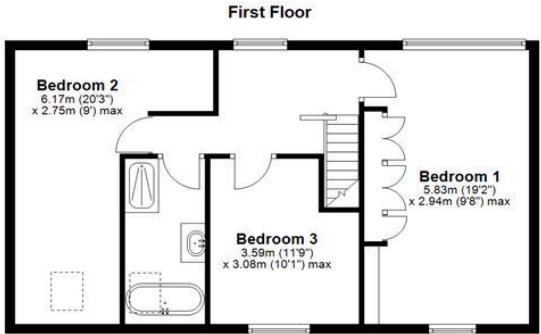
Bathroom
Beautifully appointed with a freestanding double ended bath with shower tap stand, WC, wash bowl upon vanity unit, tiled walls, shower enclosure, tiled flooring and Velux window.

Externally
Externally, the property occupies a notably generous corner plot and benefits from two private, fully usable landscaped gardens, including a south facing garden, a rare feature for homes of this type and location. The rear garden has been comprehensively redesigned and hard landscaped to a high standard, featuring Indian stone paving, a section of high quality artificial lawn, rendered raised borders with integrated outdoor lighting, and a timber pergola with apex roof, creating a superb space for both everyday use and entertaining. This landscaping project was completed in May 2020 at a cost of approximately £20,000. The secondary garden provides additional private and usable outdoor space, enclosed by mature hedging and offering further flexibility. Together, the gardens extend to approximately 2,000 sq ft in total. A private driveway provides excellent off road parking.

Tenure
Freehold.

Services
All main services are connected (not tested by Cheshire Lamont).

Directions
From Nantwich proceed towards the roundabout at the bottom of the A500 and continue along the A500 towards the M6. Turn right off the A500 roundabout signposted Shavington and turn left at the traffic lights onto Crewe Road. Turn left on the bend onto Weston Lane and left onto Holly Mount where the property is located on the corner.



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright
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