



**CHESHIRE
LAMONT**

11 Cranberry Drive, Shavington CW2 5XY

An impeccably appointed modern detached family home within a tranquil cul-de-sac position in a sought after location nearby to Shavington village and historic Nantwich benefiting from South facing rear garden, driveway and garaging. Reception hall, cloakroom, lounge, dining room and open plan family dining kitchen with utility room. First floor master bedroom with en-suite shower room, three further bedrooms and family bathroom. Viewing highly recommended.

- A superbly appointed modern detached family home
- Situated in a quiet cul-de-sac location upon a new sought after development
- Nearby to Shavington village and historic Nantwich
- South facing rear garden, driveway and garaging
- Reception hall, cloakroom, lounge and sitting/dining room
- Fully appointed open plan family dining kitchen and utility room
- Master bedroom with en-suite, three further bedrooms and family bathroom
- 8 years remaining on NHBC warranty
- Viewing highly recommended

Agents Remarks

This superb detached family home was recently constructed by Persimmon Homes and benefits from a lovely cul-de-sac position within the development. The property has been built to a lovely spec with 8 years remaining on the NHBC warranty. The property is nearby to the village of Shavington which provides Junior and Senior schooling and day to day facilities. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen



canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

A paved path leads through lawned front gardens to a pillared covered porch with a high quality uPVC double glazed composite door allowing access to:

Reception Hall

A lovely entrance to the property with high quality Amtico grey Oak plank effect, radiator within panel, staircase ascending to first floor and a door leads to:

Lounge 13' 0" x 11' 0" (3.96m x 3.36m)

With uPVC double glazed windows to front elevation providing lovely South facing aspects, radiator and a contemporary wall mounted electric fire.

From the Reception Hall a door leads to:

Sitting/Dining Room 9' 11" x 9' 9" (3.01m x 2.97m)

With a uPVC double glazed window to front elevation, radiator and a door to deep under stairs storage cupboard incorporating shelving.

From the Reception Hall a door leads to:

Family Dining Kitchen 19' 8" x 9' 9" (5.99m x 2.96m)

Comprehensively appointed with a superb range of high quality grey shaker style base and wall mounted units, quartz working surfaces, peninsular dining counter with cupboards and drawers, built-in electric oven, four ring hob with filter canopy over, integrated fridge and freezer, integrated dishwasher, under slung twin bowl sink, uPVC double glazed window overlooking rear garden, attractive flooring throughout, radiator, wide uPVC double glazed doors to rear patio and a door leads to:

Utility Room 6' 6" x 4' 0" (1.99m x 1.21m)

With wall mounted gas fired central heating boiler, working surface with cupboard beneath, plumbing for washing machine, radiator, attractive Amtico flooring, uPVC double glazed door to outside and a door leads to:

Cloakroom

With WC, pedestal wash basin, radiator and a uPVC double glazed window.

First Floor Landing

With uPVC double glazed window, door to built-in cupboard incorporating rail, further door to cupboard with shelving and a door leads to:



Master Bedroom 11' 10" x 10' 11" (3.61m x 3.33m)

With uPVC double glazed window to rear elevation, radiator, fitted wardrobes incorporating railing and shelving and a door leads to:

En-Suite Shower Room 6' 8" x 6' 6" (2.03m x 1.97m)

With recessed shower cubicle incorporating sliding screen door and shower over, pedestal wash basin, WC, radiator and uPVC double glazed window.

Bedroom Two 11' 1" x 8' 9" (3.39m x 2.66m)

With uPVC double glazed window to front elevation and radiator.

Bedroom Three 9' 9" x 9' 3" (2.97m x 2.82m)

With uPVC double window to front elevation and radiator.

Bedroom Four 7' 10" x 6' 7" (2.40m x 2.00m)

With uPVC double glazed window and radiator.

Bathroom 6' 5" x 5' 4" (1.95m x 1.63m)

With a panelled bath incorporating shower screen and shower over, WC, pedestal wash basin, radiator, extractor fan and uPVC double glazed window.

Externally

The property stands at the head of a quiet cul-de-sac with attractive aspects to the rear and benefiting from a driveway providing excellent parking facilities leading to a semi-detached garage. A lawned garden area and gate at the side of the property allow access to a split-level South facing rear garden with patio and steps descending to a further lawned garden area, sheltered by wooden panel fencing and conifer hedging.

Garage

With up and over door, light, power and overhead storage provision.

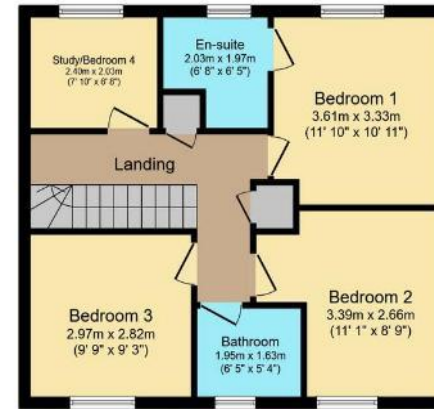
Tenure – Freehold.

Directions

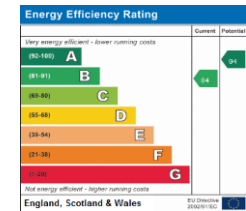
From Nantwich proceed along London Road through the traffic lights at Cheerbrook and to the roundabout at A500. Take the 4th turning towards Shavington and continue for approx. 2 miles where the entrance to the development is on the right hand side.



Ground Floor



First Floor



Note: Floor Plans are for identification purposes only and Not to Scale

Total floor area 105.8 sq.m. (1,139 sq.ft.) approx

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441