



3 Kendrick Close, Shavington CW2 5TB



A superb well presented and positioned modern four bedroom detached family home situated in a lovely position within the corner of a quiet cul-de-sac with pleasant open aspects to the front providing well arrayed accommodation benefiting from driveway, integral garage and lovely enclosed rear garden with patio terrace. Viewing highly recommended.

- A superbly appointed four bedroom modern detached family home
- Situated in a lovely corner position within a tranquil cul-de-sac
- With attractive established bordered gardens and lovely aspects to the front
- Driveway and integral garage
- Lounge, modern dining kitchen, utility room and cloakroom
- Master bedroom with en-suite shower
- Three further bedrooms and family bathroom
- Ideally situated for easy access to Crewe railway station and the M6 motorway
- Viewing highly recommended

Agents Remarks

This delightfully presented and appointed four bedroom detached house stands in a fine position within an established location in a very convenient location and benefits from attractive surroundings and aspects. The property is situated on the periphery of Shavington village, nearby to facilities, well regarded schooling in Shavington and with easy access to A500.

Property Details

A driveway stands to the front of the property and leads to a double glazed door allowing access to:

Reception Hall

With stairs ascending to first floor, radiator and a panel door leads to:

Cloakroom

With WC, pedestal wash basin with tiled splashback, uPVC double glazed window to front elevation and radiator.



Lounge 14' 4" x 11' 6" (4.38m x 3.51m)

With uPVC double glazed window to front elevation, double doors to Dining Kitchen, radiator and central heating thermostat.

Dining Kitchen 21' 4" x 9' 11" narrowing to 7'8 (6.49m x 3.01m)

Kitchen Area

With a superb range of walnut and cream high gloss base and wall mounted units, attractive working surfaces, single drainer one and a half bowl sink unit with mixer tap, uPVC double glazed window to rear elevation, integrated Zanussi double oven, integrated Zanussi fridge/freezer and dishwasher, AEG stainless steel five ring hob with stainless steel splashback and filter canopy with light over, breakfast bar, door to under stairs storage cupboard, radiator and door to Utility Room.

Dining Area

With uPVC double glazed doors to rear garden and radiator.

Utility Room 7' 10" x 5' 8" (2.39m x 1.73m)

With cream high gloss base unit incorporating single drainer sink unit with mixer tap, attractive working surface, wall mounted unit incorporating gas fired central heating boiler, central heating control panel, plumbing for washing machine, further appliance space, glazed door to outside and radiator.

Garage 17' 3" x 7' 10" (5.26m x 2.40m)

With power, light and up and over door to front elevation.

First floor Landing

With door to storage cupboard, radiator, loft access and a door leads to:

Master Bedroom 13' 9" x 11' 6" (4.18m x 3.51m)

With uPVC double glazed window to front elevation, radiator, television point, central heating control panel and a door leads to:

En-Suite Shower Room

With walk-in shower enclosure incorporating overhead shower with further additional hose, WC, pedestal wash basin, part tiled walls, uPVC double glazed window to front elevation and radiator.

Bedroom Two 10' 9" x 7' 9" (3.27m x 2.36m)

With uPVC double glazed window to rear elevation and radiator.

Bedroom Three 13' 9" narrowing to 11'9 x 8' 2" (4.20m x 2.48m)

With uPVC double glazed window to front elevation, radiator and door to airing cupboard incorporating pressurised hot water cylinder.

Bedroom Four 7' 5" x 7' 4" extending 10'8 (2.26m x 2.24m)

With uPVC double glazed window to rear elevation and radiator.



Bathroom

With panelled bath incorporating shower over, pedestal wash basin, WC, uPVC double glazed window to rear elevation, part tiled walls and radiator.

Externally

The property benefits from a superb position within the corner of a tranquil close bordered by mature established hedging and fronted by grassed area with a footpath to Gresty Green Lane and the property sits opposite the renowned Hickory's Smokehouse and Bar. The gardens to the rear are of a good size and are bordered by high fencing and incorporate a large Indian stone paved patio.

Tenure

Leasehold – 999 years from 2016.
£200 per annum leasehold fee.
£160 per quarter ground rent.

Services

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

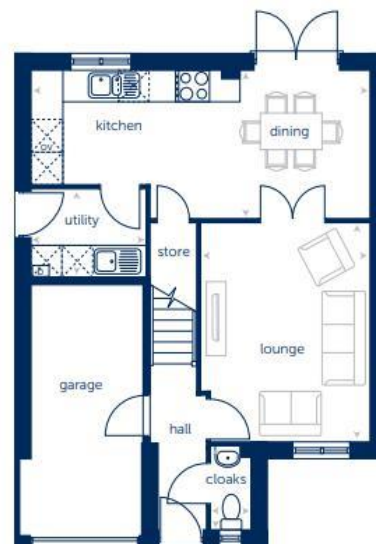
Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along London Rd/B5074 and continue to follow B5074 onto Newcastle Rd/A51.

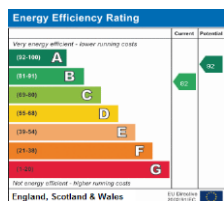
At the roundabout take the 3rd exit onto the Shavington Bypass/A500, continue to the next roundabout and take the 3rd exit. At the traffic lights turn right onto Crewe Road and turn left onto Gresty Lane opposite Hickory's Restaurant. Take an immediate right onto Gresty Green Road, left into Copper Beech Road and left again onto Kendrick Close where the property is located on the left hand side.



Ground Floor



First Floor



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