



6 MEADOW CLOSE | SHAVINGTON | CHESHIRE | CW2 5BE | OIRO £495,000



# 6 Meadow Close, Shavington, Cheshire, CW2 5BE

This superbly appointed family size home is situated in a quiet residential close in Shavington, ideally located for the commuter with easy access to excellent road and rail links. The property offers spacious living accommodation, excellent sized bedrooms and a delightful rear garden.

The accommodation comprises; Pleasant & welcoming Entrance Hall, generous Sitting Room with box bay window and attractive inglenook fireplace housing a log burner, spacious Conservatory with French doors to the garden, Formal Dining Room with sliding doors to the garden, Cloakroom/WC, bespoke designed Contemporary Breakfast Kitchen with 'Corian' worktops and integrated 'Neff' appliances. First Floor Landing, incredibly spacious superb Master Bedroom Suite (One) with built in bedroom furniture and Ensuite Bathroom, Bedroom Two, Bedroom Three & Bedroom Four (ideal Home Office), Family Bathroom. (Note all bedrooms are of an excellent double size). The property is approached via a Tarmacadam double width driveway providing ample off road parking for two cars and leads up to the Integral Double Garage (which affords ample opportunity to create further accommodation eg gym, home office etc if required & subject to necessary consents).

There is a lawned front garden with a mature tree and borders.

There is access at the side leading to the incredibly attractive rear garden which is lawned with patio seating areas. The rear garden is fully fenced and has borders planted with a variety of mature trees, shrubs, and plants including roses and a richly planted herbaceous bed.

UPVC D.G. & GAS C.H.





## NANTWICH

### DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and continue ahead at the mini roundabout. At the Churches Mansion roundabout turn right onto London Road. Proceed over the level crossing and through the traffic lights to the Cheerbrook roundabout taking the last exit onto the declassified A500 Newcastle Road. At the traffic lights turn left into Crewe Road and continue. Turn right into Weston Lane & turn left into Meadow Close. Proceed to the head of the cul de sac where the property will be observed in front of you.

### 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, doctors' surgery & pharmacy, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305.

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:

With approximate measurements comprises;



## SITTING ROOM

### ENTRANCE HALL

A spacious and welcoming Entrance Hall accessed via a uPVC door with double glazed panels, coving, ceiling light point, wall light point, radiator, various power points.

Stairs rising to the First Floor with an under-stairs storage cupboard.

Doors leading to the Sitting Room, Dining Room Breakfast Kitchen and Cloakroom.

### CLOAKS / WC

7' 8" x 3' 3" (2.34m x 0.99m) White suite comprising WC, wall mounted wash hand basin with storage beneath. Double glazed window to the front, ceiling light and radiator.

### SITTING ROOM

20' 10" x 12' 3" (6.35m x 3.73m) An exceptionally generous, well proportioned reception room filled with an abundance of natural light. Large deep double glazed box bay window to front and UPVC sliding doors to the delightful Conservatory. The main focal point of the room is the large & impressive brick built inglenook fireplace housing a super log burning stove with an antique timber beam over.

Two radiators, TV and Telephone points, 2 ceiling light points.

### CONSERVATORY

12' 6" x 10' 6" (3.81m x 3.2m) A particularly pleasant & elegantly appointed space with the most wonderful garden outlook. Double glazed to three sides having double glazed French doors leading to the garden, power points and laminate flooring.





## DINING ROOM

### DINING ROOM

14' 0" x 11' 11" (4.27m x 3.63m) An excellent sized formal dining room which has double glazed sliding doors to the rear with views of the garden, coving, radiator, power points.

### BREAKFAST KITCHEN

16' 3" x 11' 7" (4.95m x 3.53m) A comprehensively well equipped chic & elegant cook's contemporary kitchen. Designed incredibly well, with every convenience thought about, the space is a delight & procures the most attractive garden outlook to the rear.

Featuring 'Pale Sky Ermine' coloured wall, base and drawer units with 'Corian' worktop over with matching upstands and 'Corian' sink and drainer. Integrated appliances include; large 'Neff oven with grill, 'Neff' combination oven with integrated microwave and grill plus a warming drawer underneath.

The matching central island unit houses a 'CDA' 5 burner gas hob with extractor hood over, with drawers and cupboards under, one of which has a power point.

Incorporated into the island is a breakfast bar with space for chairs.

Two integrated 'Neff' dishwashers, an integrated wine chiller, integrated Fridge and freezer and a corner walk in pantry with shelving and lighting. Two double glazed windows to the rear with garden views, ceiling spot lights, TV and Telephone points, power points, radiator, tiled flooring.

Access to the garage and uPVC door to the side providing access to the garden.



BREAKFAST KITCHEN





#### MASTER BEDROOM ONE

#### FIRST FLOOR LANDING

Loft access, ceiling light point and sockets. Doors leading to the bedrooms and bathroom.

#### MASTER BEDROOM ONE

19' 3" x 13' 2" (5.87m x 4.01m) An excellent unusually large master suite, with a range of built in bedroom furniture, including wardrobes, drawers and dressing table, two double glazed windows to the rear, coving, radiator and power points. Door to the Ensuite.

#### ENSUITE BATHROOM

9' 5" x 7' 3" (2.87m x 2.21m) White suite comprising bath, fully tiled corner shower with sliding glazed doors, wash hand basin and concealed cistern WC in a unit with storage. Double glazed window to the front, ceiling spot lights, extractor fan, chrome heated towel radiator, fully tiled walls and tiled floor.





BEDROOM TWO

BEDROOM THREE







## REAR ELEVATION

### BEDROOM TWO

11' 1" x 9' 11" (3.38m x 3.02m) An excellent sized double bedroom with double glazed window to the rear with garden views, ceiling light point, built in bedroom furniture comprising two wardrobes and over head storage, radiator TV point and power points.

### BEDROOM THREE

A further excellent sized bedroom, with a double glazed window to the front, coving, ceiling light point, radiator and power sockets.

### BEDROOM FOUR / HOME OFFICE

11' 6" x 8' 2" (3.51m x 2.49m) A good sized double bedroom which could alternatively be used as a home office for those looking to work from home. Double glazed window to the rear with garden views, ceiling light point, radiator, TV point and power points.

### BATHROOM

9' 2" x 8' 8" max (2.79m x 2.64m max) White suite comprising corner bath with shower over, tiled with folding glass screen, pedestal wash hand basin and WC, Double glazed window to the front, ceiling spotlights, extractor fan, radiator, airing cupboard, part tiled walls and laminate flooring.

### EXTERIOR

The property is approached via a Tarmacadam driveway providing off road parking for two cars. There is a lawned front garden with a mature tree and borders. There is access at the side to the attractive rear garden which is mostly laid to lawn with two patios and seating areas. The rear garden is fully fenced and has borders planted with a variety of mature trees, shrubs and plants, including roses and herbaceous bed.

### INTEGRAL DOUBLE GARAGE

18' 9" x 16' 2" (5.72m x 4.93m) A double garage with ample space for parking two cars and for storage. The 'Worcester' boiler is housed in here and there is space and plumbing for two washing machines, lighting, power points and loft access point to the space over the garage. One electric door and one up and over door. The spacious garage could be remodelled to perhaps provide gym, home office or other space as required subject to any necessary consents.

### EPC RATING: C

### COUNCIL TAX BAND: F

### SERVICES

All mains water, drainage, gas and electricity services are connected. Gas 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.

### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



GARDENS THROUGHOUT THE SEASONS





FRONT ELEVATION & REAR GARDEN



SALES PARTICULARS & PLAN/S



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.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

#### 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.

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#### MARKET APPRAISAL

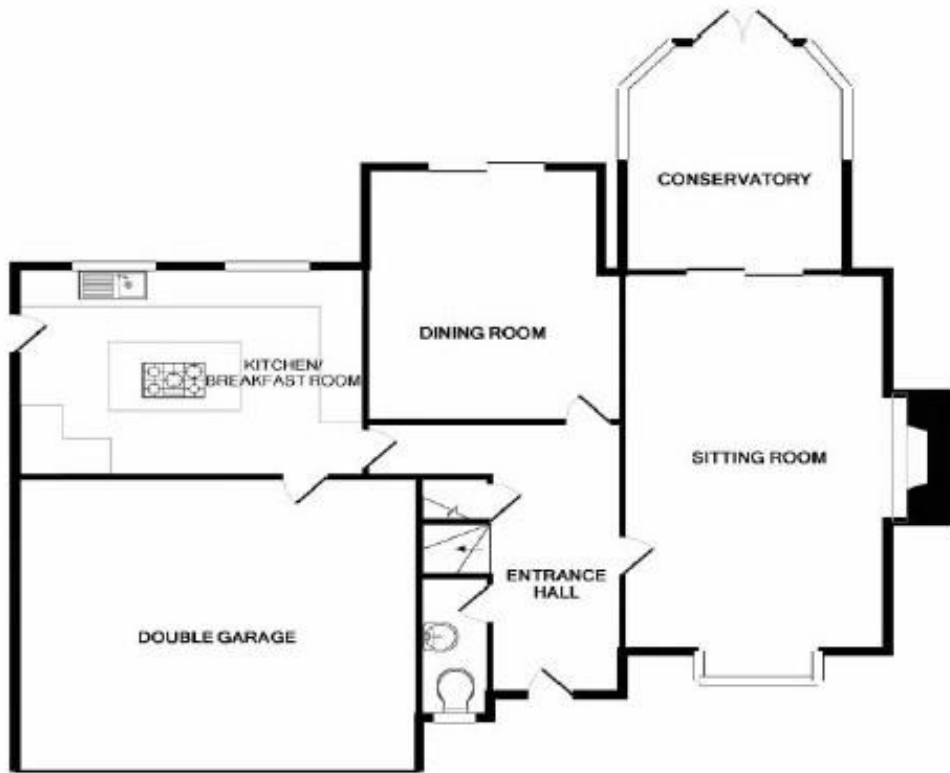
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to 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](mailto: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.



GROUND FLOOR



1ST FLOOR