



### 3. Little Meadow Place

CW2 5UB

Asking Price £260,000



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STEPHENSON BROWNE

Stephenson Browne highly recommend a viewing of this delightful three bedroom detached house on Little Meadow Place, sitting on the outskirts of the charming village of Shavington. This lovely home offers a perfect blend of comfort and modern living. Situated within an established residential development, this property boasts well proportioned accommodation that is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The living room features elegant French doors that open onto the rear garden, allowing natural light to flood the space and creating a seamless connection with the outdoors. The newly fitted Shaker kitchen is a true highlight, equipped with integrated appliances that cater to all your culinary needs.

The property comprises three generously sized double bedrooms, ensuring that everyone has their own private sanctuary. The principal bedroom benefits from an en suite shower room, offering a touch of luxury and convenience. Additionally, a spacious family bathroom and a downstairs W.C. enhance the practicality of this home.

Outside, the good sized rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. The property also features off road parking for up to three vehicles, ensuring that parking is never a concern.

This residence is not only a desirable home but also a fantastic opportunity to enjoy the peaceful village lifestyle while being conveniently located near local amenities. With its modern features and spacious layout, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.



### Entrance Hall

### Lounge

14'2" x 10'5"

### Dining Room

10'2" x 8'5"

### Kitchen

9'10" x 9'8"

### W.C

### Stairs to First Floor

### Bedroom One

11'6" x 10'5"

### En-suite

### Bedroom Two

9'10" x 9'8"

### Bedroom Three

8'3" x 7'1"

### Bathroom

### Externally

This property stands proud behind a driveway providing invaluable off road parking. To the rear the garden is enclosed providing an ideal area for sitting out during the summer months.

### Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Council Tax

Band C.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

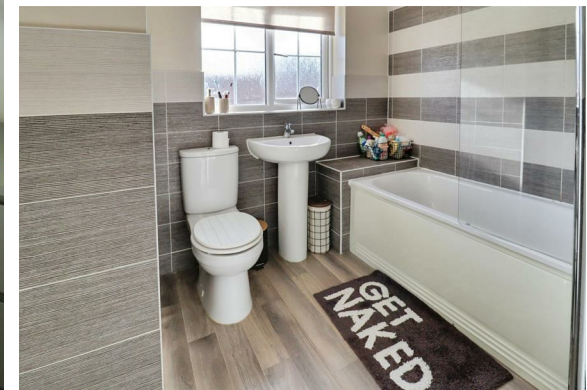
### Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

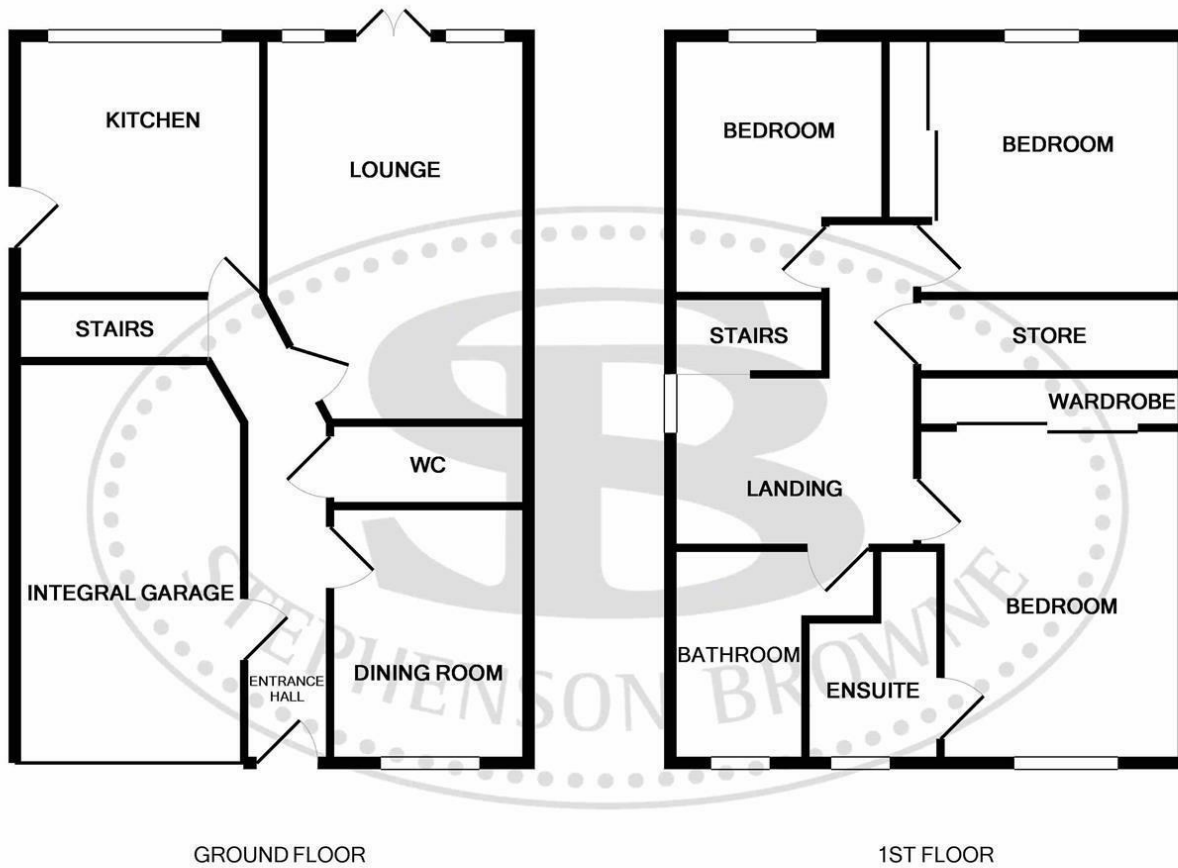
For a FREE valuation, please call or email and we will be delighted to assist.



- Modern Detached Property
- Two Reception Rooms
- Newly Fitted Kitchen
- Three Double Bedrooms
- En-suite To Principal
- Spacious Family Bathroom
- Ample Off Road Parking
- Good Size Garden
- Close To Local Amenities And Good Road Links
- Must Be Viewed!

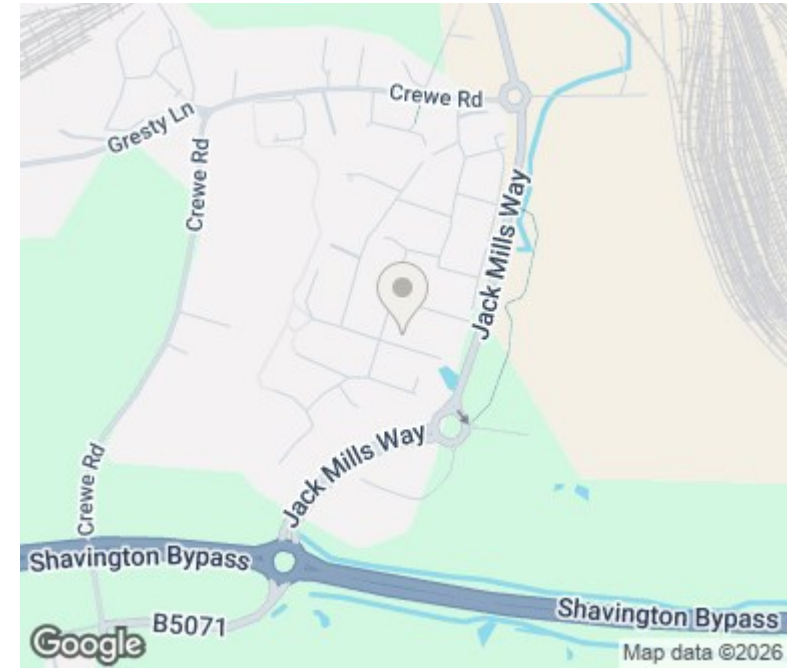


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 94        |
| (81-91) B                                   |  | 83                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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