



16 DIAMOND CLOSE | SHAVINGTON | CHESHIRE | CW2 5JW | OFFERS OVER £340,000



Superbly located within a small cul de sac development in the village of Shavington, Crewe, this delightful four bed, two bath detached house on Diamond Close offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a tranquil retreat while remaining well-connected for commuting.

The heart of the home is a well-appointed kitchen diner, providing an inviting space for family meals and entertaining guests. Additionally, a separate utility room enhances practicality, ensuring that daily chores are managed with ease. The integral single garage adds further convenience, offering secure storage for vehicles or additional belongings.

One of the standout features of this property is the generous rear garden, which boasts outstanding views of the surrounding fields. This picturesque setting provides a serene backdrop for outdoor activities, gardening, or simply enjoying the fresh air in a peaceful environment.

The village location of Shavington is particularly appealing for commuters, as it offers easy access to major transport links, making it an excellent choice for those who travel for work.

In summary, this four-bedroom detached house on Diamond Close is a wonderful opportunity for anyone looking to settle in a friendly village while enjoying the comforts of modern living. With its spacious layout, practical amenities, and stunning views, this property is sure to impress.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road. At the crossroads with the traffic lights proceed ahead continuing onto Newcastle Road and turn left into Diamond Close where the property will be observed ahead.

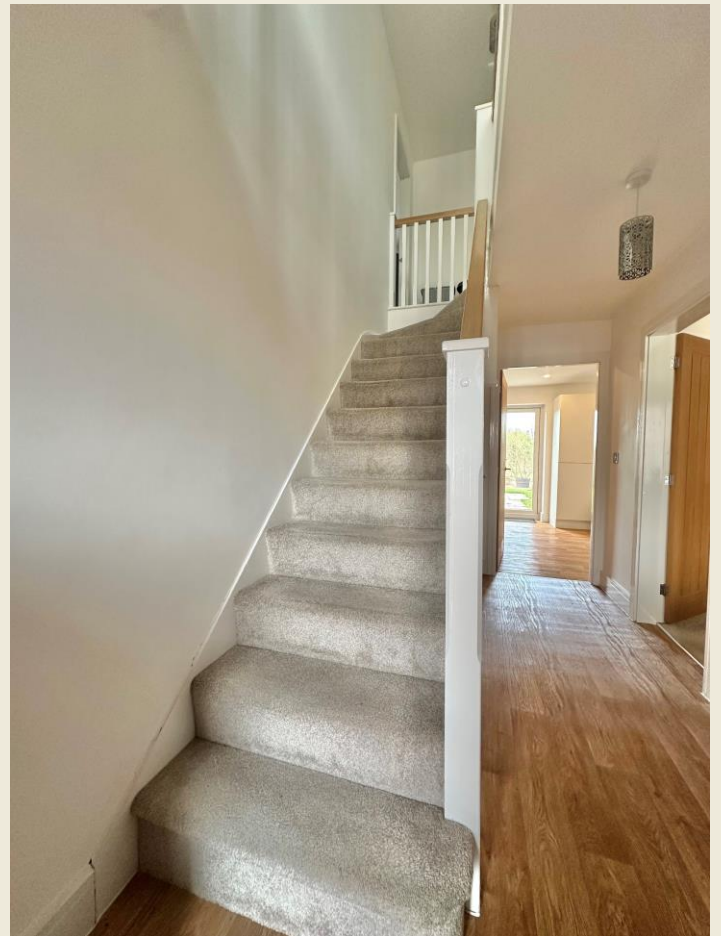
SHAVINGTON

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, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: , or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: . 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 TOWN

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 dimensions, comprises;

ENTRANCE HALL



KITCHEN DINER 19'5 x 10'9

UTILITY ROOM 6'10 x 3'7

CLOAKS WC 6'0 x 3'7

LIVING ROOM 15'6 x 9'11





FIRST FLOOR LANDING



MASTER BEDROOM ONE 12'4 x 9'11

ENSUITE SHOWER ROOM 9'11 x 3'11





BEDROOM TWO 13'10 x 8'5

FAMILY BATHROOM 6'8 x 6'2



BEDROOM THREE 12'4 x 8'5

BEDROOM FOUR 9'11 x 9'11





INTEGRATED SINGLE GARAGE 17'9 x 8'3

EXTERIOR

The property enjoys an excellent degree of external space particularly to the rear which adjoins glorious fields.

There is a generous double width Tarmac driveway to the front enabling easy off road parking with garden frontage & attractive shrubs. Side gates leading to the fantastic large rear garden being predominantly laid to lawn with extended paved patio area. Being of a larger than standard size the garden is a highly prominent feature of this superb contemporary home.

EPC RATING: B

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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

Freehold with vacant possession upon completion.

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.

SALES PARTICULARS & PLANS

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.

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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.

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, 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

Living	4.77m x 3.04m	15'6" x 9'11"
Kitchen/Dining	5.97m x 3.30m	19'5" x 10'9"
Utility	2.09m x 1.82m	6'10" x 5'11"
WC	1.82m x 1.11m	6'0" x 3'7"
Garage	5.45m x 2.53m	17'9" x 8'3"

FIRST FLOOR

Bedroom 1	3.80m x 3.04m	12'4" x 9'11"
En suite	3.04m x 1.20m	9'11" x 3'11"
Bedroom 2	4.26m x 2.59m	13'10" x 8'5"
Bedroom 3	3.80m x 2.59m	12'4" x 8'5"
Bedroom 4	3.05m x 3.04m	9'11" x 9'11"
Bathroom	2.06m x 1.90m	6'8" x 6'2"

