



4 PARK ESTATE | SHAVINGTON | CHESHIRE | CW2 5AP | OIRO £349,500



AN OUTSTANDING RENOVATED & EXTENDED PERIOD HOME ENCAPSULATING CHARM, CHARACTER AND MODERNITY TO THE SUBLIME FAMILY FRIENDLY INTERIOR

Nestled in the charming locality of Park Estate in the village of Shavington, this beautifully enhanced & extended three bedroom semi-detached house presents the perfect opportunity for those seeking a modern yet classic home with plenty of character and style. Boasting three well-proportioned bedrooms this property with an extended kitchen dining family room is designed to meet the needs of contemporary living while retaining its delightful classic period charm. Each room has been thoughtfully designed & finished to create a warm and inviting atmosphere, making it perfect for families, professionals or retirees alike. The spacious layout allows for generous comfortable living with plenty of entertaining space, and a wealth of natural light flooding through the windows & stunning lantern roof light to the kitchen, enhancing the overall appeal of the property. Buyers importantly have the opportunity to add their own mark on the pleasant neutrally decorated interiors or extend to the side subject to necessary consents.

The refined accommodation briefly comprises; Entrance Hall, Living Room with attractive fireplace & bay window, Open Plan extended Kitchen Dining Family Room with various appliances, elegant work surfaces and lantern sky light, Cloaks WC. First Floor Landing with drop down ladder to the excellent loft space (scope to create additional accommodation), Bedroom One with bay window & window seat, Bedroom Two, Bedroom Three, Family Bathroom. Externally there is an excellent gravel driveway with paved pathway & established hedging. Fencing & gate to side opening to the fantastic landscaped rear garden of minimal maintenance with lawn, raised border & beautiful decked entertaining / seating area.

UPVC D.G. & GAS C.H.

Situated in a superb and sought-after location, this home benefits from being part of the popular established village of Shavington.

Residents can enjoy the tranquillity of village life while being conveniently close to local amenities, schools, and transport links, making it an ideal choice for those who value both community and accessibility.





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. At the 'Churches Mansion' roundabout take the second and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road. At the main crossroads turn left at the traffic lights into Crewe Road and turn right into Weston Lane. Take the left turn into Park Estate 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. 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 dimensions, comprises;

ENTRANCE HALL



CLOAKS WC





OUTSTANDING OPEN PLAN LIVING DINING KITCHEN:-

DINING ROOM

LIVING ROOM





KITCHEN





FIRST FLOOR LANDING

BEDROOM ONE



BEDROOM TWO



FAMILY BATHROOM

BEDROOM THREE





EXTERIOR

The property enjoys an excellent degree of external space which is highly manageable – ideal for busy households! A gravelled driveway with attractive pathway & established hedging to the front. Gorgeous rear garden with lawn, shaped decked entertaining & seating area. Gravelled side area with external shower.

DETACHED HOME OFFICE (PRESENTLY LAUNDRY ROOM)



EPC RATING: TBC

COUNCIL TAX BAND: C

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

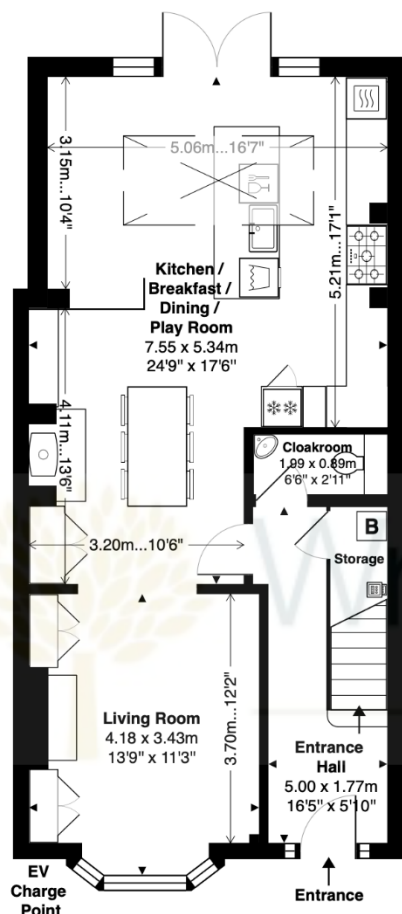
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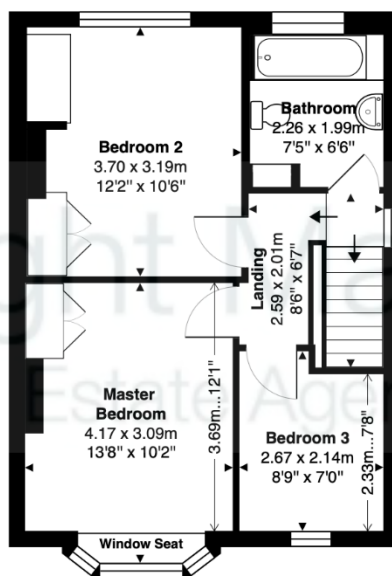




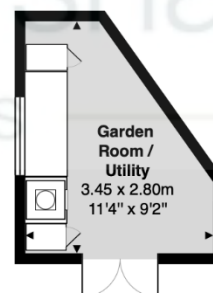
Wright Marshall
Estate Agents



Ground Floor
Floor Area: 60.7 m² ... 653 ft²



First Floor
Floor Area: 40.7 m² ... 438 ft²



Garden Room / Utility
Floor Area: 7.6 m² ... 82 ft²

4 PARK ESTATE, SHAVINGTON, CREWE, CHESHIRE, CW2 5AP

Approximate Gross Internal Area: 109.0 m² ... 1173 ft² Includes Garden Room / Utility

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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