ABODE
SALES & LETTINGS

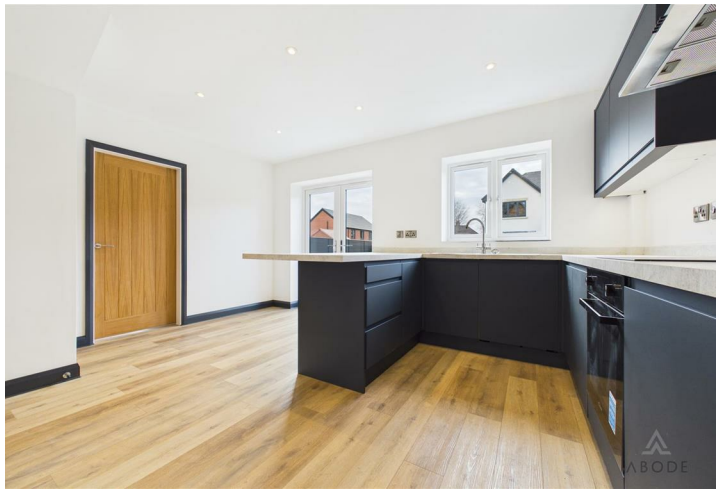
13 Huntersfield, Shavington, Cheshire, CW2 5FB

**£399,950**



https://www.abodemidlands.co.uk







Nestled within a secluded and peaceful corner of Shavington, this exclusive bespoke development comprises just four individually designed new-build homes. Thoughtfully crafted to combine contemporary living with village charm, each property offers high-quality finishes, energy-efficient construction, and carefully considered layouts tailored for modern family life.

Set away from the main thoroughfares, the development enjoys a private and tranquil setting while remaining conveniently positioned for local amenities, reputable schools, and excellent transport links to nearby towns and commuter routes.

Each home benefits from private parking and integrated EV car charging points, reflecting a forward-thinking approach to sustainable living. Spacious interiors, landscaped gardens, and premium specifications throughout ensure a perfect balance of comfort, style, and practicality.

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## Entrance Hallway

A welcoming and spacious hallway featuring a staircase rising to the first-floor landing, ceiling spotlights, smoke alarm, electrical consumer unit and telephone point. Internal oak doors provide access to the principal ground floor rooms.

## W.C.

Fitted with a contemporary low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Additional features include ceiling spotlights, extractor fan and underfloor heating thermostat.

## Study

A bright and adaptable room with a UPVC double glazed window to the front elevation, TV aerial point and underfloor heating thermostat. Currently utilised as a home office, this versatile space would equally suit use as a playroom, snug or additional reception room to meet the needs of a discerning purchaser.

## Lounge

An elegant reception room boasting a UPVC double glazed box bay window to the front elevation and French doors opening onto the rear garden, allowing for an abundance of natural light. Further benefits include a TV aerial point and underfloor heating thermostat.







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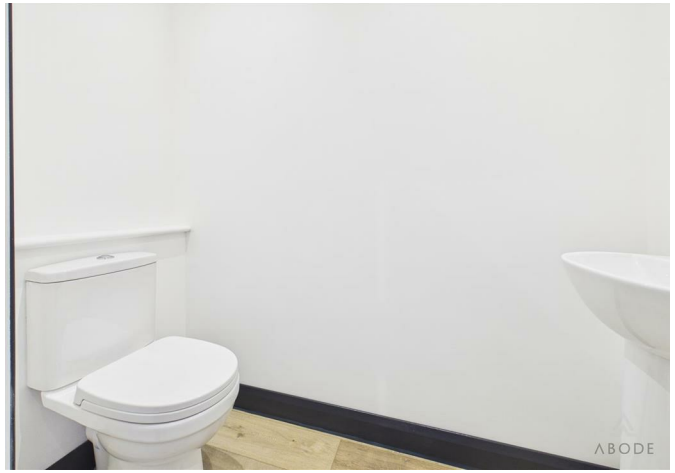


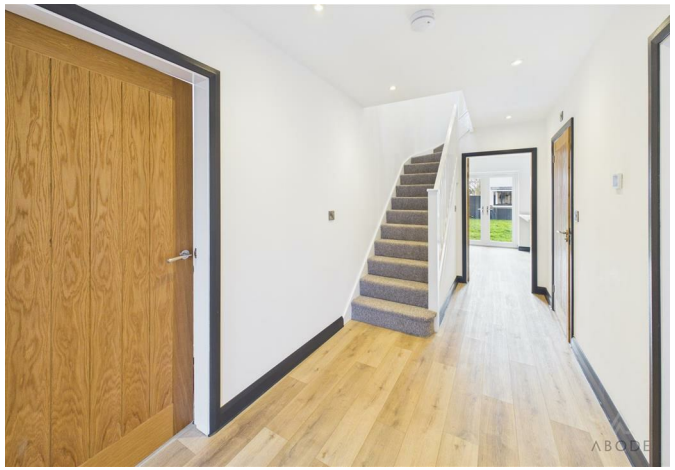

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## Kitchen/Diner

The heart of the home, this impressive open-plan space enjoys a UPVC double glazed window and French doors to the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining.

The kitchen is fitted with a comprehensive range of matching base and eye-level units with complementary work surfaces and breakfast bar. Integrated appliances include a stainless steel sink and drainer with mixer tap, four-ring induction hob with stainless steel extractor hood, oven and grill, fridge, freezer and dishwasher. Ceiling spotlights, smoke alarm and underfloor heating thermostat complete the space.

A useful under-stairs storage cupboard, housing the underfloor heating manifold, provides additional practicality. An internal oak door leads to:

## Utility Room

With a UPVC double glazed side entrance door, matching base and eye-level cupboards, and plumbing for freestanding under-counter appliances. One cupboard houses the combination gas central heating boiler. Further features include ceiling spotlights, extractor fan and smoke alarm.

## Landing

With central heating radiator, loft access via hatch, ceiling spotlights and smoke alarm. Internal oak doors lead to:

## Bedroom One

A well-proportioned principal bedroom with two UPVC double glazed windows to the rear elevation, central heating radiator and TV aerial point.

## En-suite

A contemporary shower room fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and tiled splashback and shower cubicle, chrome heated towel radiator, shaving point, ceiling spotlights and extractor fan.

## Bedroom Two

With UPVC double glazed window to the rear elevation, central heating radiator and TV aerial point.

## Bedroom Three

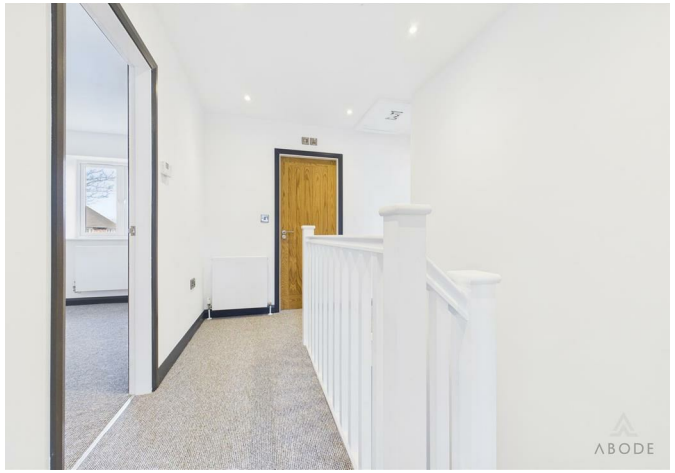
Featuring a UPVC double glazed window to the front elevation, central heating radiator and TV aerial point.

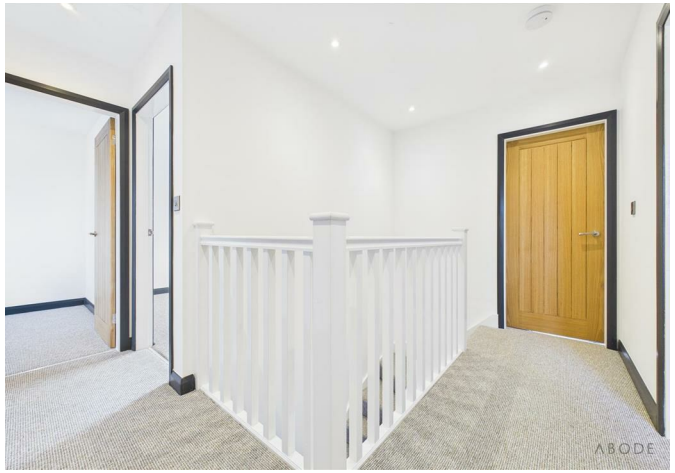
## Bedroom Four

With UPVC double glazed window to the front elevation, central heating radiator and TV aerial point.

## Family Bathroom

A contemporary bathroom fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, and panelled bath with glazed shower screen and shower over. Complementary wall tiling, chrome heated towel radiator, shaving point, ceiling spotlights and extractor fan. A UPVC double glazed frosted window to the front elevation provides natural light and privacy.

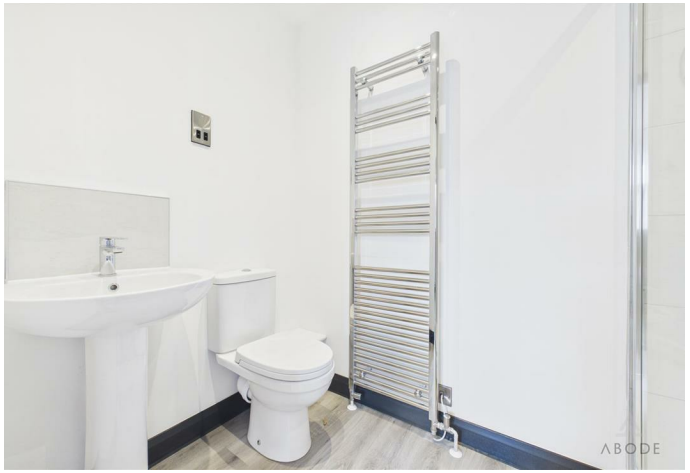

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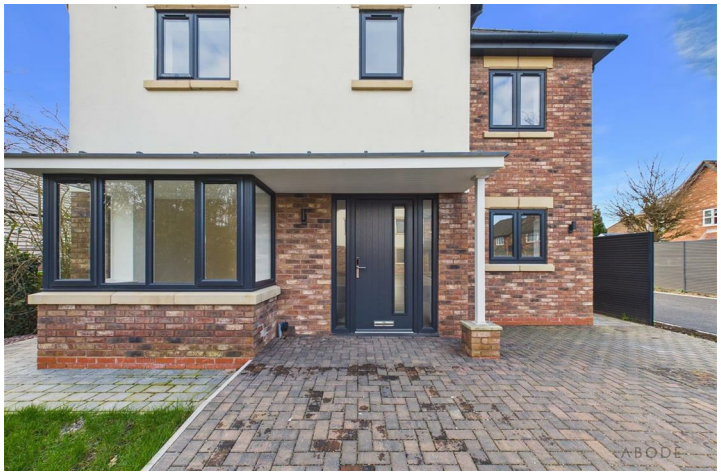

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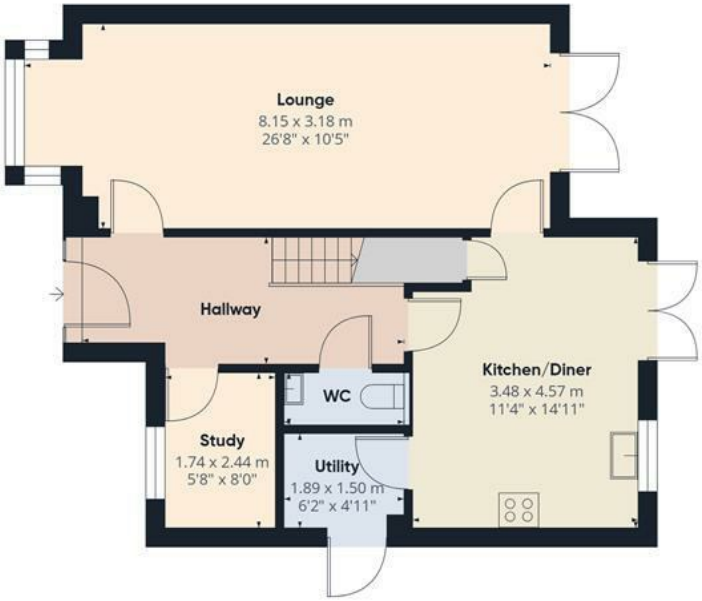




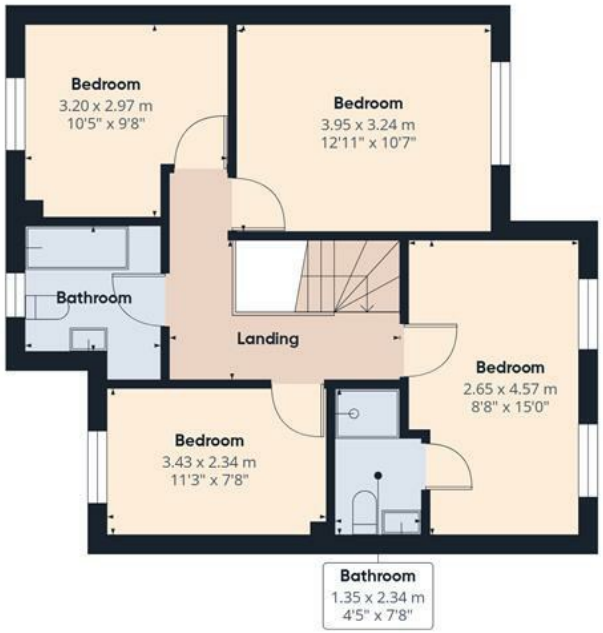









Floor 0




Floor 1




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**Approximate total area**(1)

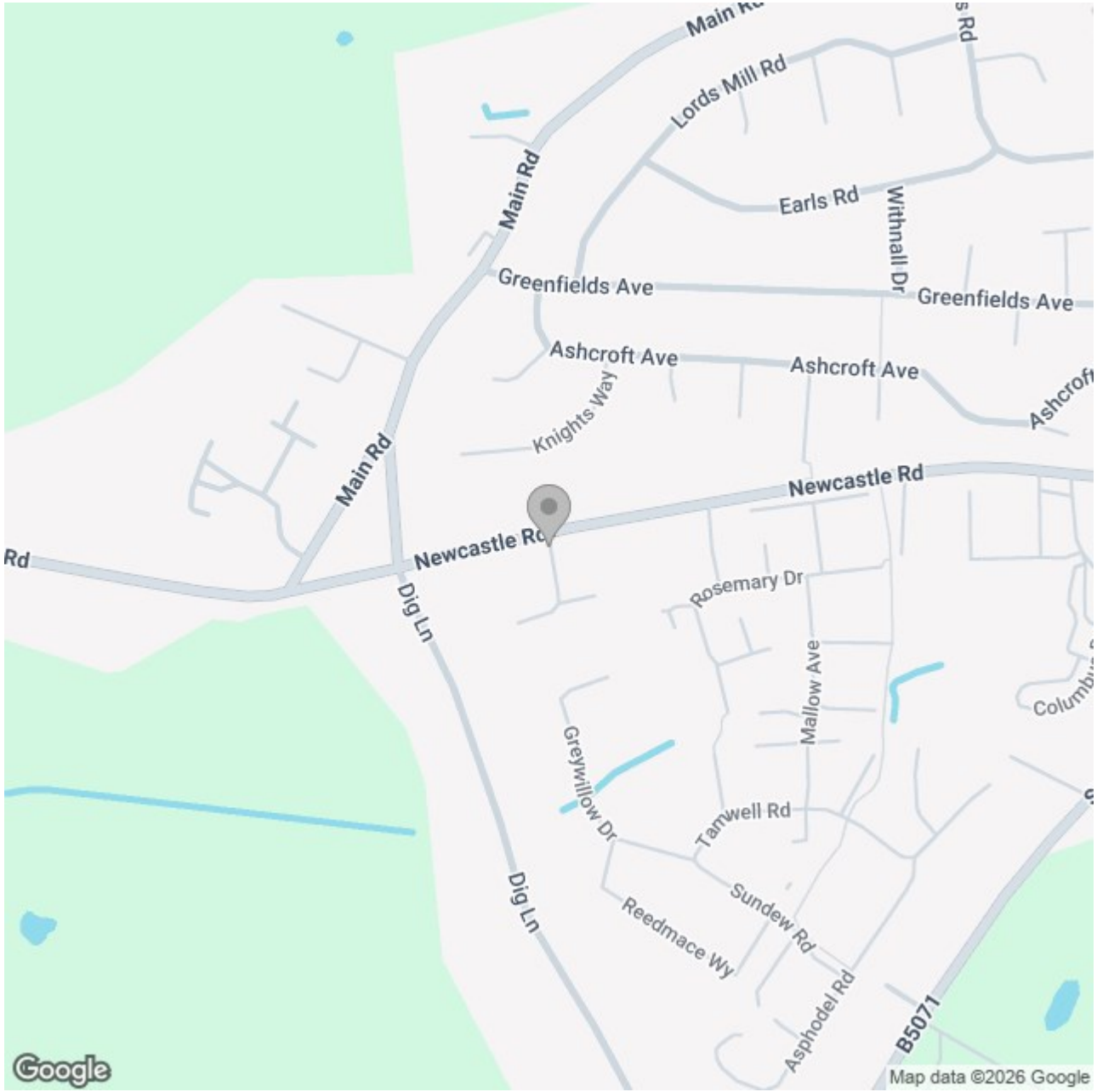
115 m²

1239 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.