ABODE
SALES & LETTINGS

12 Huntersfield, Shavington, Cheshire, CW2 5FB

£345,000



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 hallway featuring contemporary ceiling spotlights and a smoke alarm, with a dog-leg staircase rising to the first-floor landing. An underfloor heating thermostat ensures comfort, while stylish internal oak doors provide access to the principal ground floor rooms.

Lounge

Positioned to the front elevation, the lounge benefits from a UPVC double-glazed window allowing for plenty of natural light. Additional features include a TV aerial point and underfloor heating with individual thermostat control.

Kitchen/Diner

The heart of the home is this impressive open-plan kitchen diner, fitted with a range of matching base and eye-level units complemented by drop-edge work surfaces. Integrated appliances include a fridge, freezer, four-ring induction hob with stainless steel extractor hood, oven and grill, dishwasher, and a one-and-a-half stainless steel sink with mixer tap.

Ceiling spotlights and a smoke alarm add to the modern finish, while a useful understairs cupboard houses the underfloor heating manifold.

The dining and living space enjoys French doors with adjoining double-glazed windows opening onto the rear garden, creating a bright and sociable environment ideal for entertaining. Additional features include underfloor heating controls, a TV aerial point, and access to:



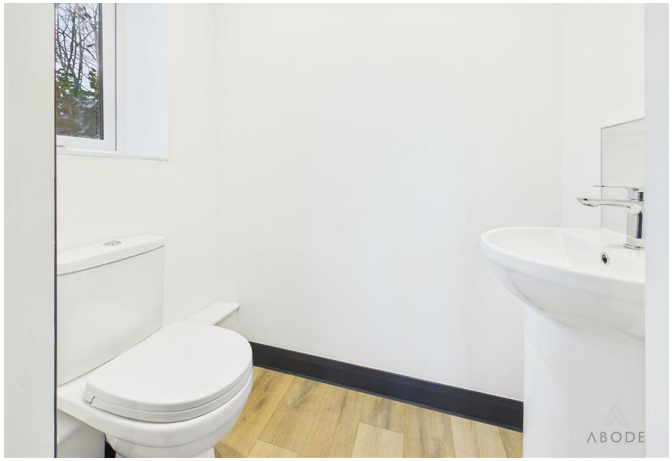
Utility Room

With a UPVC double-glazed window to the rear and a side entrance door, the utility provides plumbing and space for freestanding undercounter appliances. It also houses the electrical consumer unit and features ceiling spotlights, an extractor fan, and internal access to:



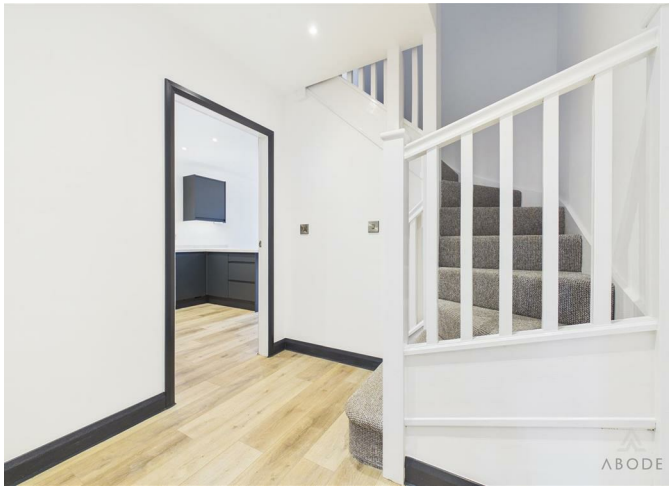

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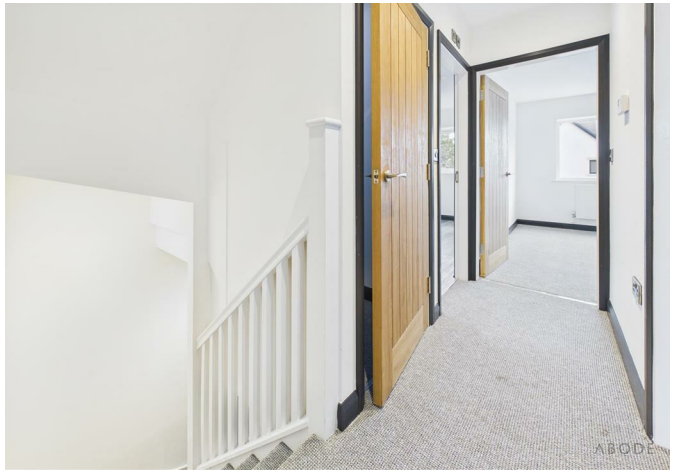

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W.C.
Fitted with a low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. A frosted UPVC double-glazed window to the side elevation provides natural light and privacy.

First Floor Landing
Providing access to all first-floor accommodation.

Bedroom One
A well-proportioned principal bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, and TV aerial point.

Bedroom Two
Located to the rear, this spacious bedroom features a UPVC double-glazed window, central heating radiator, and TV aerial point.

Bedroom Three
Also overlooking the rear elevation, this bedroom benefits from a UPVC double-glazed window, central heating radiator, and TV aerial point.

Family Bathroom
A stylish four-piece suite comprising a low-level WC, pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap and complementary tiling, and a separate shower cubicle with waterfall showerhead and sliding glass screen.

Further features include two frosted UPVC double-glazed windows to the front and side elevations, a chrome heated towel radiator, shaving point, ceiling spotlights, and extractor fan.

Second Floor
Internal door from the first floor landing leads to a staircase rising to:

Bedroom Four
With two velux windows to the rear elevation, an impressive suite benefitting from a larger footprint, central heating radiator, loft hatch and internal door leads to:

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, velux window, chrome heated towel radiatort, ceiling spotlights and extractor fan.

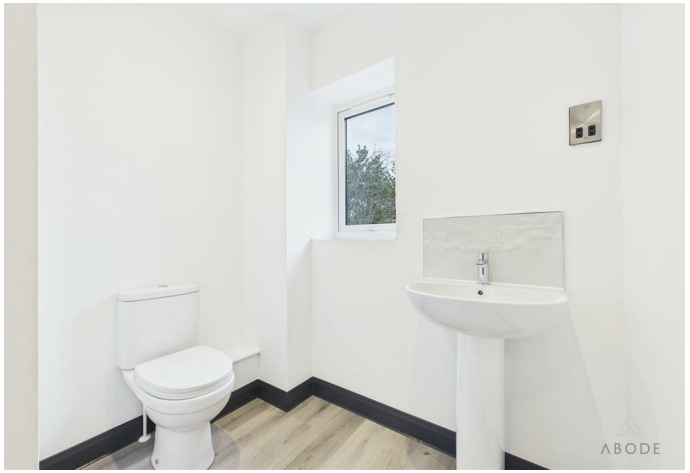

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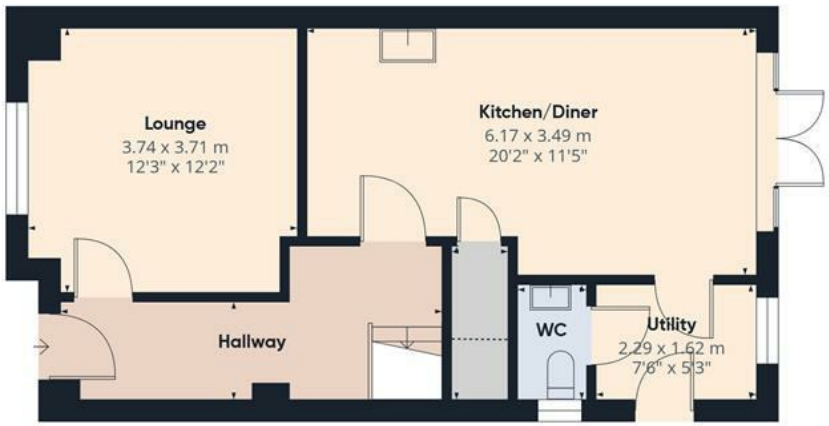




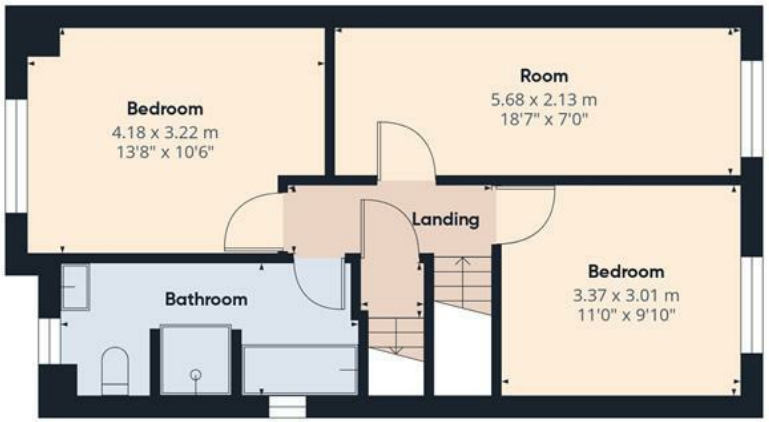








Floor 0



Floor 1





Floor 2

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Approximate total area(1)

120 m²

1292 ft²

Reduced headroom

1.5 m²

17 ft²

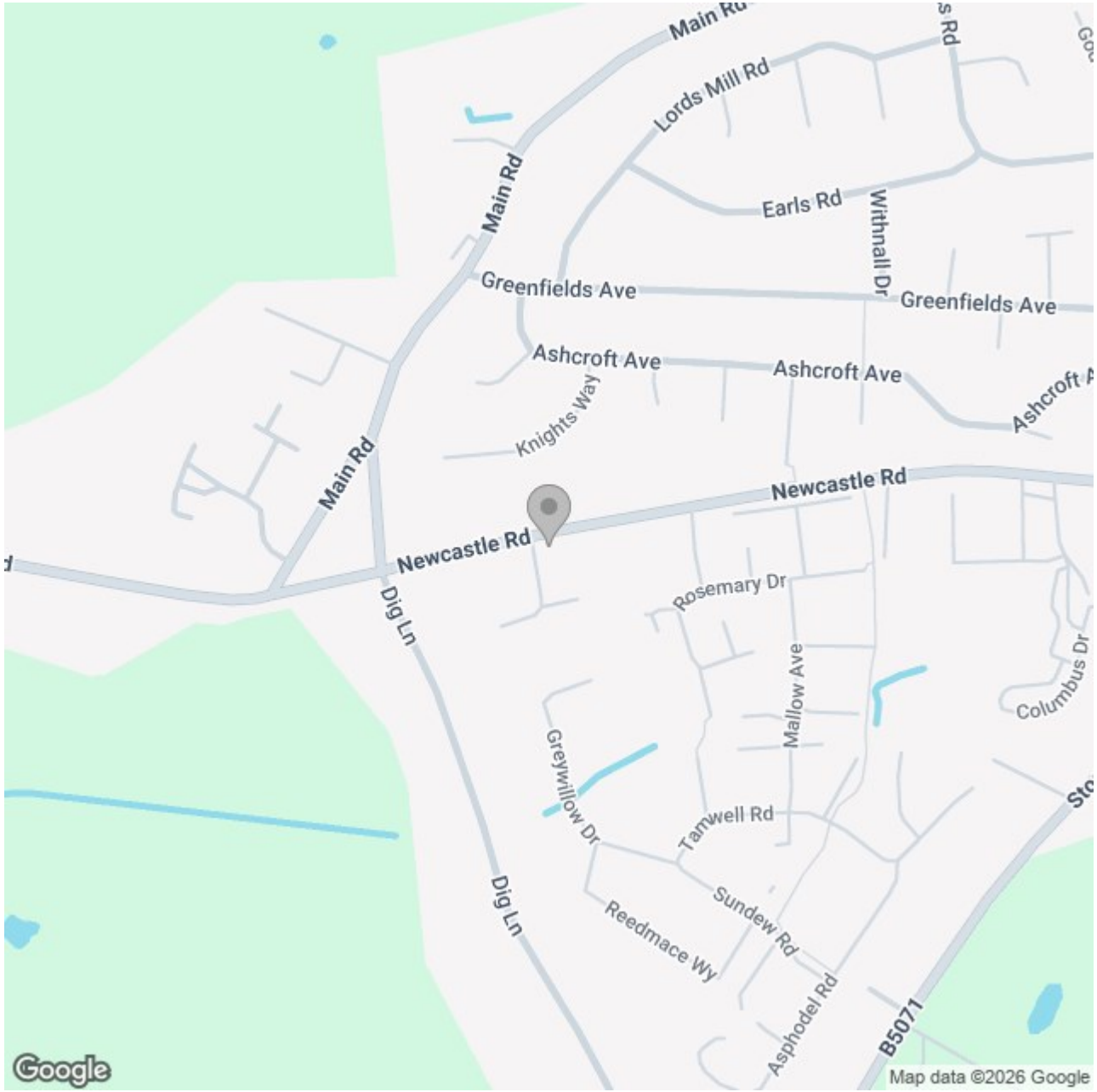
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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	

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