



4 Sheppenhall Grove, Aston

£375,000 Freehold



GUIDE PRICE £375,000 – £400,000. • Open-plan kitchen and dining area with central island, ample cupboard space, and seamless flow into a bright conservatory with French doors to the garden. • Spacious master bedroom suite featuring a private dressing room and modern en-suite with walk-in shower. • Low-maintenance lawned rear garden with patio area wrapping around the property, plus a double garage for secure parking or storage. • Offered with no onward chain, allowing for a smoother and faster purchase process



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This spacious and well-presented three-bedroom detached bungalow offers the perfect blend of comfort, functionality, and modern living.

At the heart of the home is a generously sized living room, ideal for hosting guests or relaxing with family, with ample space for various furniture arrangements. The kitchen is both stylish and practical, featuring an abundance of cupboard space and expansive countertops, including a central island with built-in storage. There's room for a large fridge-freezer and a full-sized oven with hob.

Flowing seamlessly from the kitchen is the open-plan dining area, creating a welcoming space for entertaining or enjoying family meals. From here, step into the bright and airy conservatory, bathed in natural light with windows along two walls and charming French doors that lead out to the garden. Just off the conservatory are two additional spaces: a utility room with plumbing for a washing machine and plenty of room for storing cleaning supplies, and a separate storage cupboard for added convenience.

The master bedroom is a spacious double with its own dressing room, leading into a private en-suite complete with a walk-in shower, sink, and toilet. Bedroom two is another bright and versatile double, featuring French doors that open directly onto the garden, along with dual-aspect windows that flood the room with light. Bedroom three is also a comfortable double, perfect for guests or as a home office. The main bathroom serves the rest of the home and includes a bath with an overhead shower, a sink, and a toilet.

Outside, the rear garden is designed for low-maintenance living, with a neat lawn and a small patio that wraps around the property – ideal for enjoying sunny days. Completing the property is a double garage, providing secure parking or valuable storage space.

This fantastic bungalow offers the ease of single-level living with a flexible layout, plenty of natural light, and thoughtful touches throughout – and is offered with no onward chain, making for a smoother and quicker move.

Location

Aston lies between Wrenbury and Audlem where you will find your immediate amenities with Nantwich and Whitchurch just a short drive away to provide you with larger supermarkets and travel connections by road and rail. The Cheshire countryside wraps around the village providing picturesque walks and cycle routes to follow. The nearest primary school is the Sound primary school which has a 'good' ofsted rating. Whilst high schools would be found in Nantwich or Whitchurch.



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Council Tax band: D

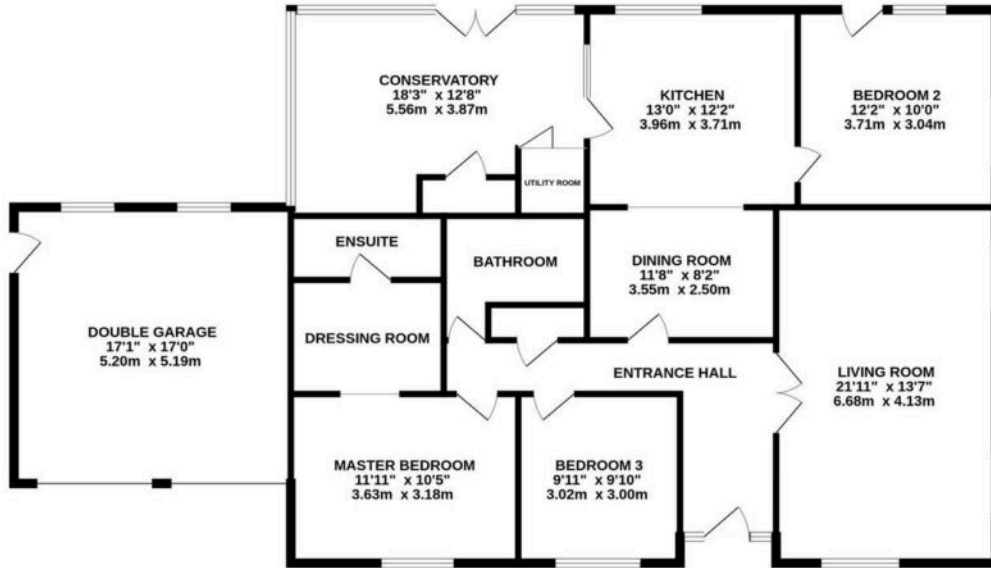
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR
1761 sq.ft. (163.6 sq.m.) approx.



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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