



38 Chestnut Avenue, Shavington

£299,950 Freehold



The property benefits from extended living accommodation, including a cosy lounge, a spacious extended living room, and a bright sun room dining area with direct access to the garden. • The modern kitchen is well-equipped with ample storage, along with integrated appliances including a double oven, microwave, induction hob, fridge, freezer, and dishwasher. • There are three versatile bedrooms, including two generous doubles—one with field views and one with built-in wardrobes—and a flexible third room. • The main bathroom features a sleek contemporary suite with a bath and overhead dual shower, including a rainfall shower. • Externally, the home benefits from a rear garden with patio and lawn, a useful workshop, and a driveway with parking for at least four



Situated in the sought-after village of Shavington, this beautifully presented three-bedroom semi-detached home offers generous living space, modern comforts, and charming countryside views—perfect for families and those who love to entertain.

The property is entered via a practical porch, providing useful space for storing shoes and coats and helping to keep the main living areas clutter-free. From here, you step into a welcoming central hallway which gives access to the principal ground floor rooms, including the sitting room, lounge, and kitchen.

Positioned at the front of the property, the sitting room offers a versatile and private space, ideal as a home office, snug, or additional reception room.

The lounge provides a warm and inviting retreat, perfect for relaxing into the evening. A large front-facing window allows plenty of natural light to fill the room, creating a bright yet comfortable atmosphere. From here, double doors open into a spacious extended living room, offering ample space for socialising, family gatherings, or simply unwinding in style.

Flowing seamlessly from the living area, French doors lead into a delightful sun room. Bathed in natural light, this space creates a lovely dining area with direct access to the rear garden—perfect for everyday meals or entertaining guests while enjoying views of the outdoors.

The kitchen is thoughtfully designed with an abundance of storage cabinets and generous counter space, and is also accessed directly from the hallway for added convenience. Integrated appliances include a double oven, microwave, induction hob, fridge, freezer, and dishwasher, providing both practicality and a sleek, modern finish. A downstairs WC also offers space for a washing machine and dryer, further enhancing the home's functionality.

Upstairs, bedroom one is a spacious double featuring striking open views across fields to the rear—an idyllic backdrop to start and end your day. Bedroom two is another well-proportioned double, complete with built-in wardrobes spanning one wall for excellent storage. Bedroom three is also a double room, offering flexibility for use as a guest bedroom, nursery, or additional workspace.

The main bathroom boasts a sleek, contemporary design, fitted with a bath and overhead dual shower, including a luxurious rainfall feature.

Externally, the rear garden offers a patio area ideal for al fresco dining or enjoying warm summer days, alongside a well-maintained lawn. A substantial workshop provides excellent additional storage or hobby space. To the front, the driveway comfortably accommodates at least four vehicles, ensuring ample parking for family and visitors alike.

Agents Notice: Please note that the garden photograph included in this Listing was taken during the Summer of 2025. Seasonal changes may affect the current appearance of planting, lawn condition, and surrounding foliage.

Location



Situated in the sought-after village of Shavington, this three-bedroom semi-detached home offers generous living space, modern comforts, and charming countryside views. Council Tax band: C

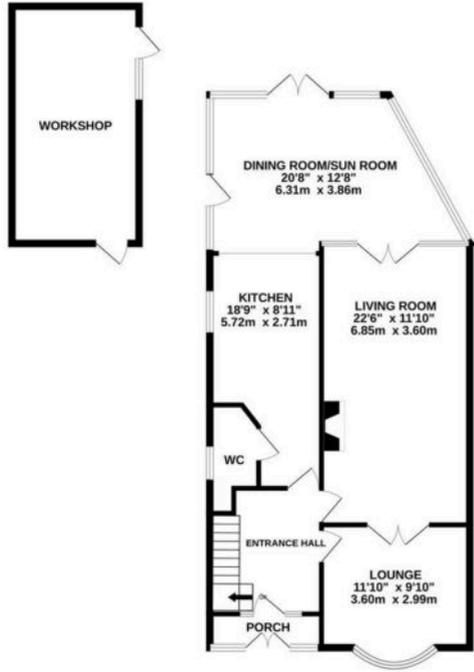
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.

While 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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