



14a Northfield Place, Shavington

£425,000 Freehold



Cosy lounge with wood burner, creating a warm focal point, with French doors opening into a bright, spacious conservatory. • Modern kitchen/diner with Rangemaster oven, 4-in-1 filtered tap, integrated dishwasher, and ample space for dining and socialising. • Spacious master bedroom with built-in wardrobes and a private ensuite featuring a contemporary walk-in shower. • Ample parking and storage, including a large driveway for multiple vehicles, and a single garage. • 12-panel solar system with battery storage, improving energy efficiency, lowering running costs, and offering a more sustainable, future-ready home.



This beautifully presented three-bedroom bungalow in the highly desirable village of Shavington combines stylish modern upgrades with spacious, well-balanced accommodation, all set on a generous plot with a thoughtfully landscaped garden.

At the heart of the home is the impressive kitchen/diner, updated within the last couple of years to a high standard. Designed with both practicality and character in mind, it features a striking country-style Rangemaster oven—ideal for keen cooks and those who love to entertain. A sleek 4-in-1 filtered water tap adds a contemporary edge, while an integrated dishwasher and dedicated space for a washing machine ensure the space remains as functional as it is attractive. With ample room for a dining table, this is a warm and sociable area, perfect for everyday family life and hosting guests alike.

The lounge offers a wonderfully cosy retreat, enhanced by a recently installed wood burner that creates a welcoming focal point and a real sense of homeliness. Soft, ambient lighting and comfortable proportions make this an ideal space to unwind, while French doors open seamlessly into the conservatory, allowing natural light to flood through and connecting the indoor and outdoor living spaces.

The conservatory is a particularly appealing feature—bright, airy, and generously sized. Overlooking the garden, it provides a peaceful setting to relax with a morning coffee or an inviting space to entertain during the warmer months, effortlessly extending the living accommodation.

The property boasts three well-proportioned bedrooms. The master bedroom is a spacious and calming retreat, easily accommodating a double bed along with additional furnishings, and benefits from built-in wardrobes for convenient storage. A private ensuite with a walk-in shower adds a touch of luxury and practicality. Bedroom two is another comfortable double, also enhanced by built-in storage, making it ideal for guests or family members. Bedroom three is currently arranged as a home office, offering flexibility for modern living, but could equally serve as a single bedroom and includes useful integrated storage.

The main bathroom is well-appointed with a bath and overhead shower, offering the best of both worlds for busy mornings or relaxing evenings.

Externally, the property truly shines. The rear garden has been carefully landscaped to create a visually appealing and highly usable outdoor space. A combination of neatly maintained lawn and well-designed patio areas provides distinct zones for dining, entertaining, and relaxation. Whether enjoying al fresco meals, hosting summer gatherings, or simply soaking up the sun, the garden offers a peaceful and private setting. A single garage provides additional storage or parking options. Additionally, outside storage including a garden store, wood shed, and further garden storage (all relatively new) will be included if the asking price is met.

To the front, a substantial driveway provides ample off-road parking for several vehicles, adding further practicality to this already impressive home. The property also benefits from a 12-panel solar system with battery storage, enhancing energy efficiency and helping to reduce running costs.



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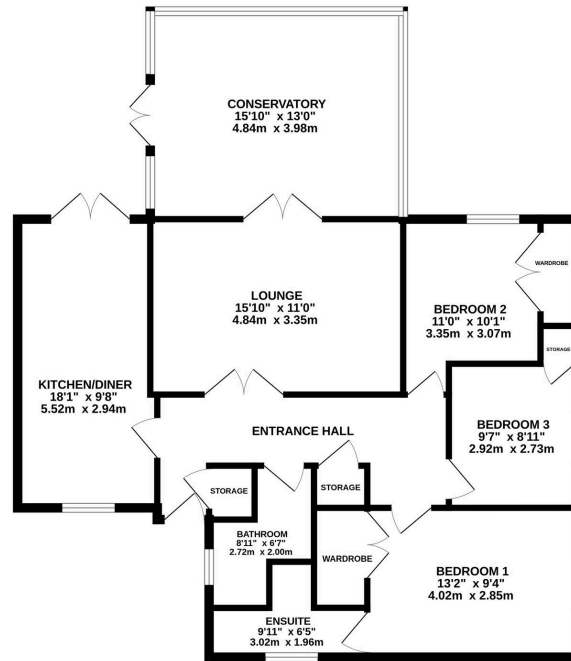
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

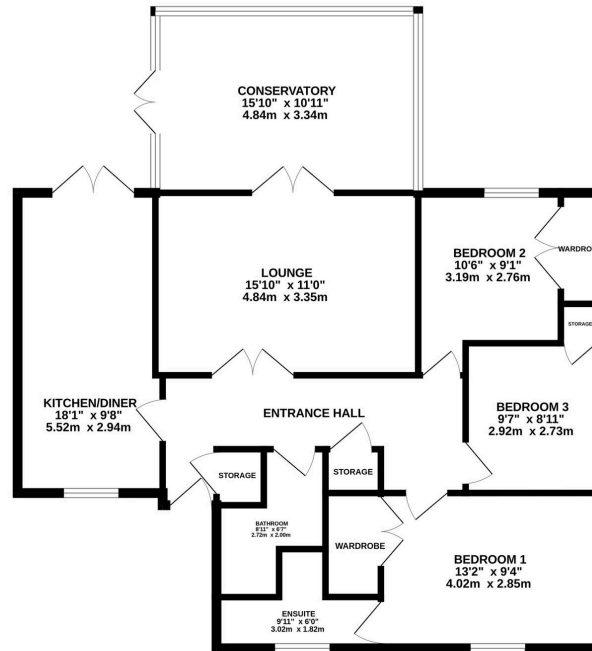


GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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