



## Plot 119 Chatsworth Park

CW2 5DA

£296,950



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INDEPENDENT ESTATE AGENTS



## Plot 119 Chatsworth Park

**\*\* PLOT 119 \*\* PART EXCHANGE CONSIDERED \*\*** Stephenson Browne, in partnership with Wain Homes offer For Sale this delightful new build detached home know as 'The Shakespeare'. The Shakespeare is a splendid four bedroom detached family home with an integral single garage. The outstanding interior layout comprises of a large bay windowed lounge, a spacious open plan kitchen/dining room with patio doors leading to the rear garden, separate utility room and downstairs cloakroom. To the first floor the master bedroom and second bedroom both enjoy en-suite facilities, with two further good sized bedrooms and an attractive family bathroom completing the upstairs layout.



### Chatsworth Park

Chatsworth Park is a superb development offering a wonderful collection of stunning 3, 4 and 5 bedroom FREEHOLD homes, all built to a high specification, enjoying a semi-rural location and ideal for family living. Situated in the sought after village of Shavington, near Crewe, the development is just a short distance from local amenities, including highly-regarded schools with Ofsted good' ratings, Shavington Leisure Centre and the fabulous children's Playworld provide activities for all the family. With the railway town of Crewe just two and a half miles away, residents of Chatsworth Park will benefit from the twice weekly indoor and outdoor markets, a variety of local shops, bars and restaurants and two shopping centres with all the leading national retailers being represented.

The development is also ideally placed for commuting with the A500 trunk road giving access to the national motorway network and the mainline railway station at Crewe offering direct links to London Euston, and all the major towns and cities throughout the UK.

### Standard

The standard of newly constructed homes in the UK has never been higher than it is today, with annual surveys showing that it continues to improve year after year. With a requirement for new homes at unprecedented levels, Wainhomes is investing heavily in the design and quality of its new homes. Our homebuyers appreciate that commitment, and here are the main reasons for choosing to purchase a new Wainhome





#### **'Brand new' means an entirely new start**

Everything in a new Wainhome is fresh, bright and pristine, untouched by previous owners and just waiting to become your home. Maybe it will be the place where you raise your family, dream your dreams and experience the unfolding of daily life, or just your own private space away from the rigours of work and the rest of the world. New homes provide a blank canvas on which you can stamp your own style and personality right from the start.

#### **A greener home**

Under strict building regulations, new homes are built to the latest environmental standards so they are not only better for the environment than the vast majority of second-hand homes, they are also cheaper to run and maintain. A new Wainhome is on average six times more energy efficient and generates over 60 per cent less CO2 emissions than an older home, which is the equivalent of driving 10,000 miles less a year for the average household. New home buyers are therefore helping protect the environment as well for themselves and their loved ones. This improved energy efficiency can reduce utility bills on average by more than £500 per year - enough to pay for other of life's essentials, or even some luxuries!

#### **High Spec**

All Wainhomes new properties are built to a much higher specification than many older properties. The amount of 'standard' features included in new homes has also greatly increased. All new developments have fitted kitchens with cooker and hob, and many also offer fridge/freezer, washing machine and dishwasher. All have downstairs cloakrooms and most properties now have fitted en-suites or shower rooms. Designed to comply with the latest building regulations set by the Government, new homes also include the latest heating systems, excellent wall and loft insulation and double glazed windows and doors.

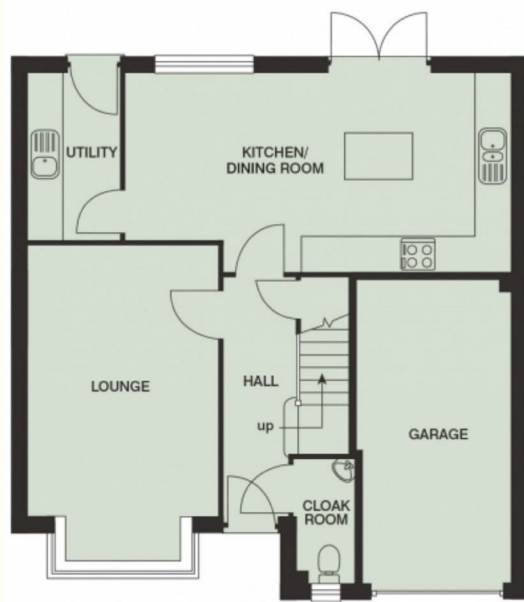
## **Directions**

From the agents office turn left and follow Nantwich Road along until you come to Wells Green traffic lights. Turn left into Rope Lane and follow the road past Shavington School and Sports Centre and then turn left into Chatsworth Park.

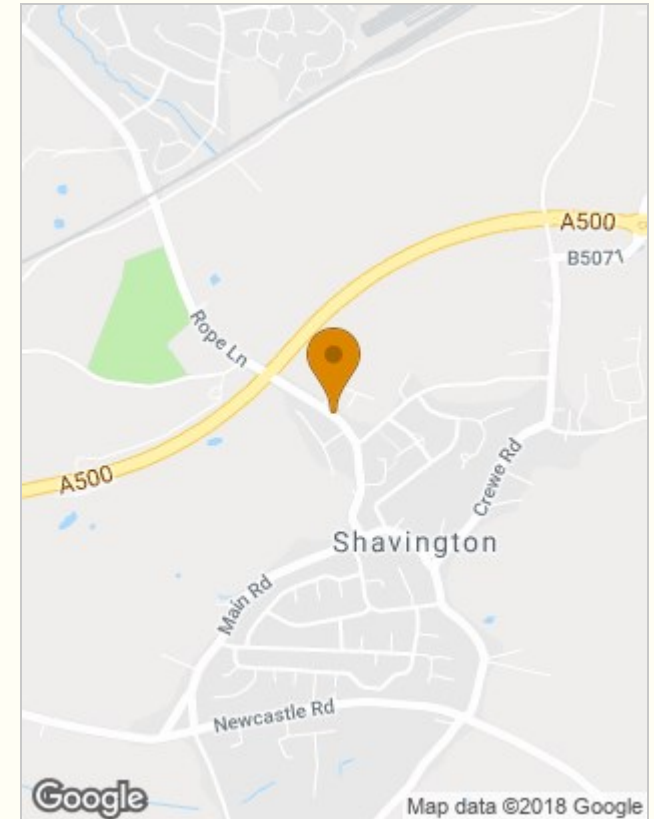




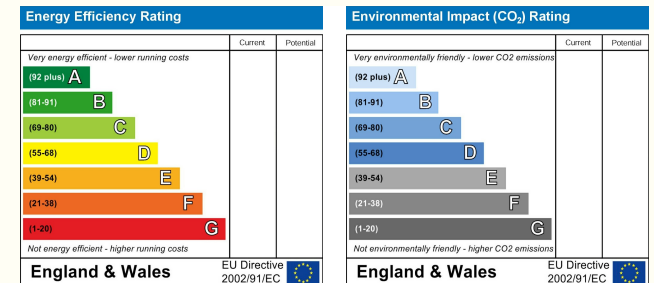
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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