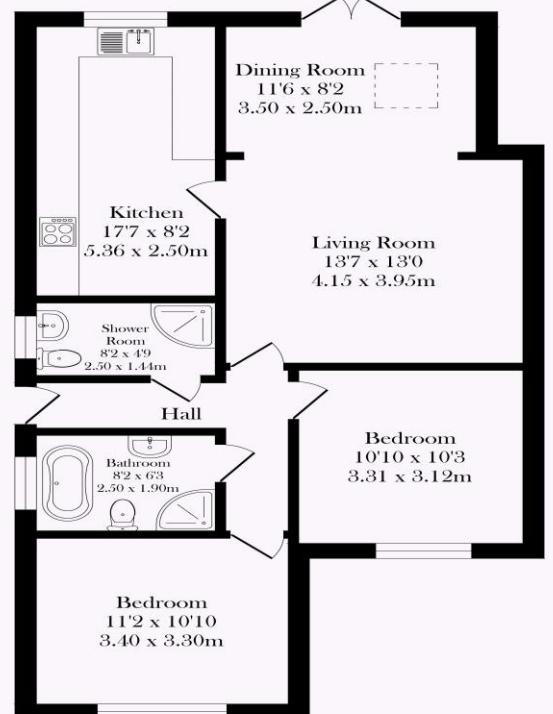




# TRACY PHILLIPS

## Estates

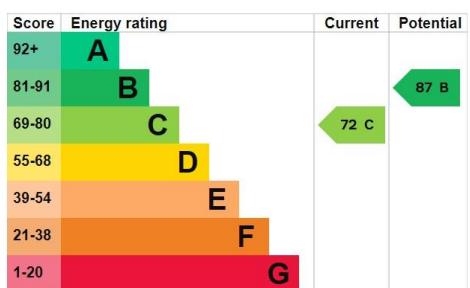


Approx. Floor  
Area 79.5 Sq.M.  
(856 Sq.Ft.)

**Total Approx. Floor Area 79.5 Sq.M. (856 Sq.Ft.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

TRACY PHILLIPS  
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Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

# TRACY PHILLIPS

## Estates



Asking Price: £235,000

Central Drive, Shevington



Discover this beautifully updated two bedroom semi-detached bungalow located in the desirable village of Shevington. Offering ample space, modern amenities, and a low-maintenance garden, this property is perfect for those seeking a blend of comfort and convenience. As you approach this stunning home, the concrete set driveway offers ample parking for three cars, an electric vehicle charger point and also leads to a sectional single garage equipped with electricity.

Upon entering, you are greeted by a spacious hallway featuring engineered wood flooring, setting the tone for the quality throughout. The heart of the home is the large, extended lounge and dining room. This inviting space boasts a multi-fuel log burner, a vaulted ceiling with Velux lights, and French doors that open onto the garden, creating a seamless indoor-outdoor flow perfect for entertaining and relaxation. The modern kitchen is a chef's dream, fitted with quartz worktops and sleek white integrated units. It includes two ovens, a gas hob, a coffee machine, a microwave, and a double fridge freezer. The double Belfast sink adds a touch of classic charm to this contemporary space. The master bedroom, located at the front of the house, features fitted wardrobes offering ample storage. The second bedroom is also a spacious double with fitted wardrobes and is perfect for guests or family members. This home boasts two luxurious bathrooms, each designed for ultimate comfort. The first bathroom features a steam corner shower, WC, vanity sink, and heater, while the second bathroom offers a slipper bath, corner steam shower, WC, and sink, all finished in white for a clean, modern look.

The east-facing rear garden is designed for low maintenance, primarily laid with stone, providing a serene outdoor space with minimal upkeep. Ideal for enjoying morning sunshine and evening relaxation, this garden perfectly complements the home's easy-living ethos.

Situated in the sought-after Shevington Village, this home benefits from excellent local amenities, schools, parks, and transport links.

The property has been meticulously maintained and upgraded by the current owners since 2000 and is offered with no upward chain, ensuring a smooth and swift purchase process.





