



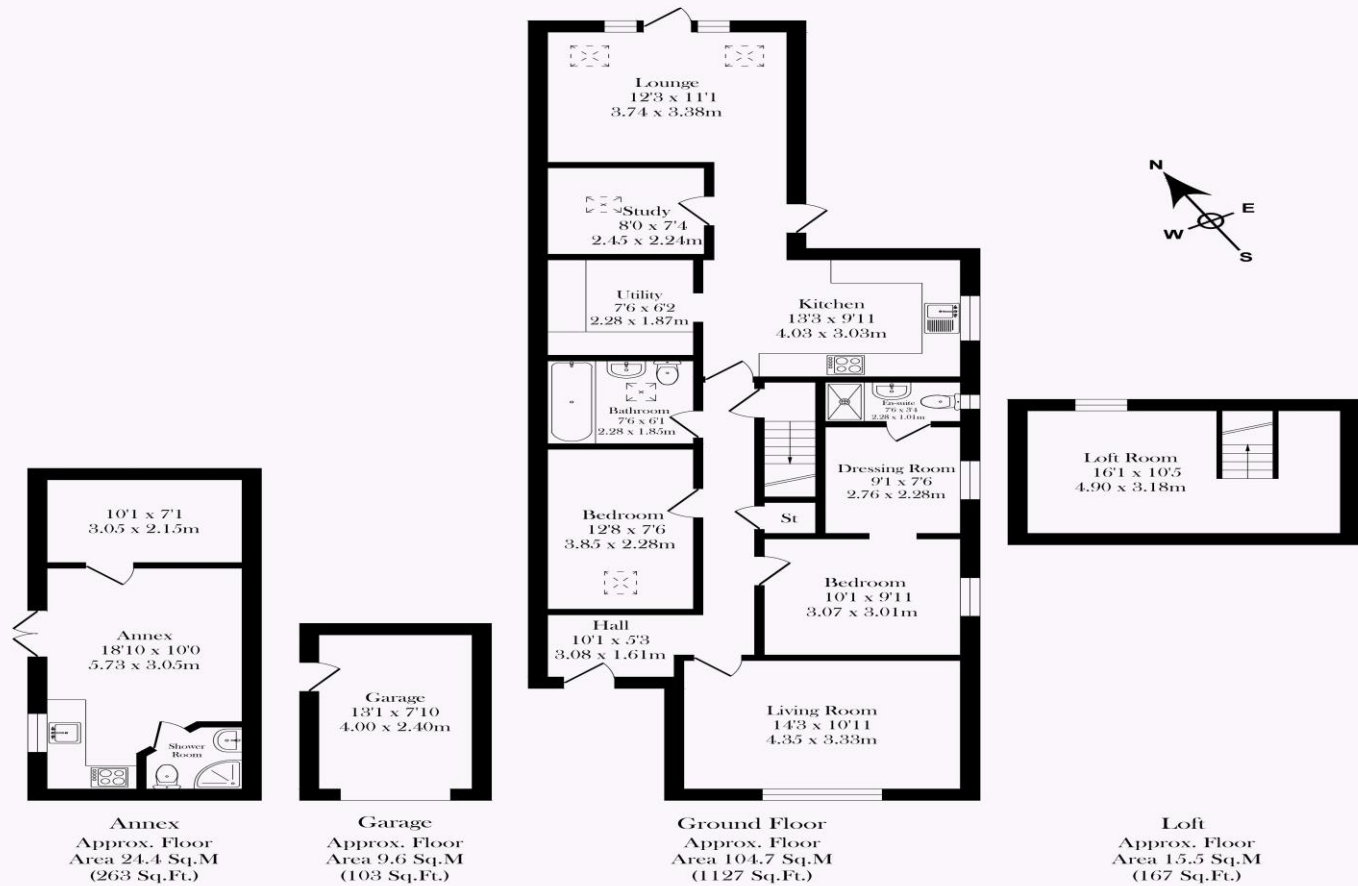
# TRACY PHILLIPS

## Estates



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Total Approx. Floor Area 154.2 Sq.M. (1660 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £285,000

Kilburn Drive, Shevington

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This is a rare opportunity to purchase a modern three bedroom, extended, semi-detached property occupying a large plot with a separate annexe with far reaching views to the front and open fields to the rear. With over 1650 sq ft of living accommodation, the house has been thoughtfully renovated and has a lovely flow enjoying natural light and space throughout.

The entrance hallway leads to the lovely lounge at the front of the property with a feature gas fireplace and large window to the front. There are two double bedrooms to the ground floor, with the master boasting a large dressing room and private access to an en-suite bathroom with shower, sink and wc. The family bathroom has a bath with overhead shower, sink and wc. The hallway opens into a well thought out kitchen, incorporating wall and base units including a gas range cooker and matching extractor. This room is a lovely family room and extends to a lounge area at the rear with a wood burner and enjoys the views of the garden through the French doors. There is a further reception room that's used as an office/study and a great-sized utility room with fitted units. The first floor is accessed via a staircase and provides a lovely third bedroom with Velux window. There are cleverly designed recesses in this property with shelving and lighting adding to it's character as well as sky lights in many of the rooms.

The separate self-contained annexe is located towards the end of the garden and enjoys views over the garden and the field beyond. There is 263 sq. feet of accommodation, ideal for a teenager or parent, with a bedroom, open-plan kitchen with lounge area and a bathroom comprising a corner shower, w.c. and sink. The garden is well laid out and includes a lawned area, patio and decking. There is ample parking at the property including a garage and a driveway providing off road parking.

The property is located in the lovely village of Shevington, a semi-rural location with great access to amenities, a train station, great schools and easy motorway access.

This property is offered with no chain, and viewings are via Tracy Phillips Estates.









