



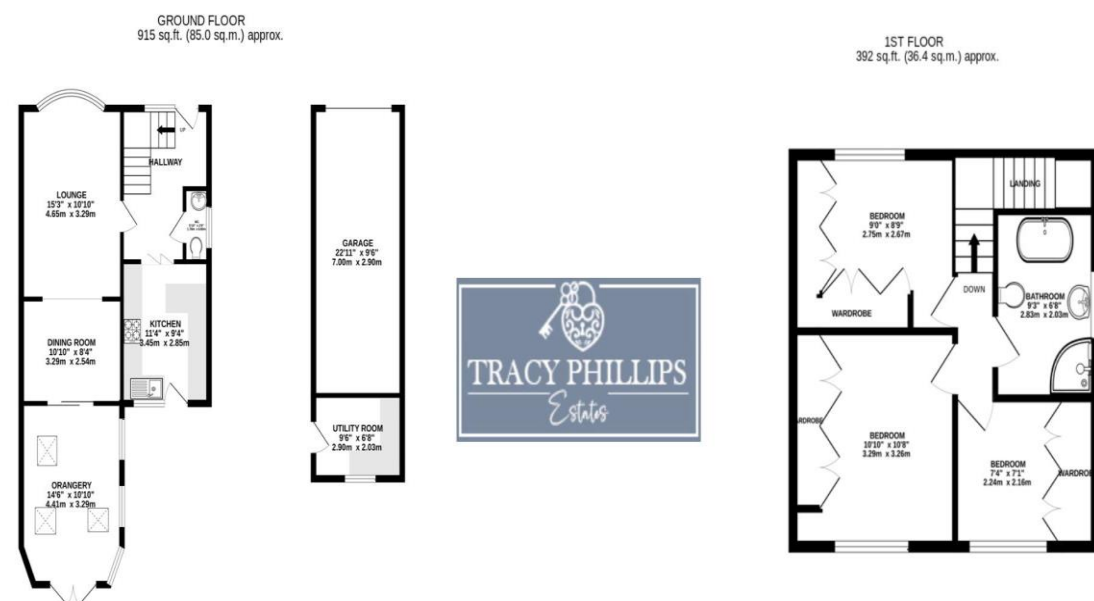
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

Whilst 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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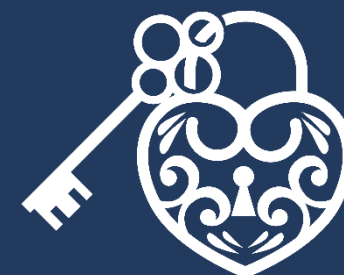
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Offers In Region Of £275,000

Longbrook, Shevington

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Tucked at the end of a quiet cul-de-sac in a sought-after residential area, this spacious and well-maintained family home offers flexible living space, and practical features. With parking for multiple vehicles, including space for a caravan, and a landscaped garden complete with outdoor structures, it is ideally suited for modern family life. Located between an excellent primary and secondary school, with local shops and scenic walking routes nearby, this home is perfectly positioned for convenience, education, and lifestyle. To the front, a gravelled garden and generous driveway offer ample parking for several vehicles. Step inside to a welcoming entrance hallway with wood flooring and a built-in storage cupboard—a practical space for coats and shoes. Off the hallway is a cloakroom fitted with a WC, wash basin, and a heated towel rail. The kitchen is a modern and well-equipped space with a comprehensive range of fitted units and high-quality integrated appliances, including a five-ring gas hob, built-in oven, microwave, fridge-freezer, and dishwasher—ideal for busy households or keen cooks. To the front, the lounge is a warm and relaxing room featuring a gas fireplace. An elegant arched opening leads through to a good-sized dining room. To the rear, an orangery extension adds a touch of luxury to the home, with Velux roof lights and double doors opening onto the garden. Flooded with natural light, this space works perfectly as a family room, second sitting area, or garden-facing retreat. Upstairs, the home offers three well-appointed bedrooms. A double bedroom to the front with fitted wardrobes, providing excellent storage. A large single bedroom to the rear, ideal as a child's room, guest room, or office. The master bedroom, also to the rear, features a full wall of fitted wardrobes, offering both space and organisation. The newly fitted family bathroom is finished to a high standard, complete with a luxurious oval bath, a corner shower, modern sink and WC, and a heated towel rail—creating a relaxing and functional space for the whole family. The dormer roofs have recently been tiled, offering peace of mind and a smart external finish. The rear garden is designed for both relaxation and practical use. Just off the kitchen, a covered pergola creates a sheltered outdoor dining area, perfect for enjoying meals outside in all weather. Further garden features include: A large shed, ideal for tools, bikes, or hobby storage, a charming summer house, a garage with a utility room to the rear, fully plumbed for a washing machine and additional appliances.



