



SHAVINGTON AVENUE

HOOLE



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An iconic address in Hoole, 36 Shavington Avenue presents a striking contrast to its surroundings. Characterful period homes line the avenue, yet this residence introduces a confident, contemporary aesthetic that immediately sets it apart. Clean lines, soft cream render and refined cladding create a composed exterior, while a dramatic apex roofline and expansive glazing hint at the scale and light within.

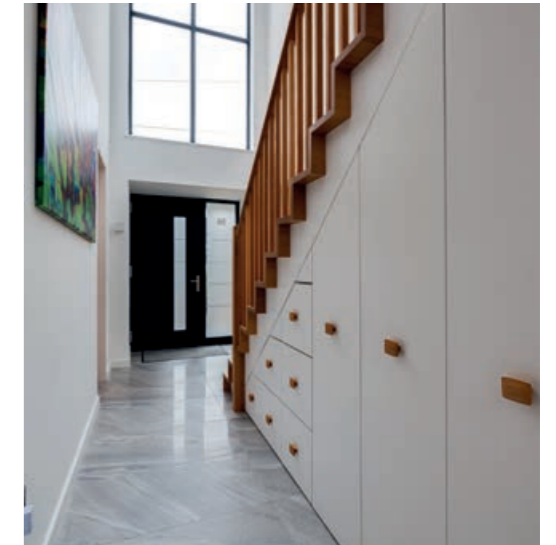
A generous gravel driveway provides parking for several vehicles, offering both practicality and a sense of arrival. The setting feels calm and private, with minimal overlooking and a gentle sense of enclosure that enhances the home's appeal.



A CONTEMPORARY HOME WITH ARCHITECTURAL PRESENCE

The interior opens with a sense of quiet drama. Large-format porcelain tiles extend underfoot, complemented by underfloor heating that brings comfort and continuity throughout the ground floor. The entrance hall is anchored by a beautifully crafted wooden staircase, rising to a galleried landing that draws the eye upward towards full-height glazing and an abundance of natural light.

A sitting room sits to one side, offering a more intimate space for relaxation. Its proportions are generous, yet it retains a sense of warmth suited to both everyday living and quieter evenings. Opposite, a separate study provides a practical and well-considered workspace, ideal for modern lifestyles.





LIGHT, SPACE AND DESIGN

Beyond, the house opens into a remarkable open-plan living space. Angled lines and thoughtful design create distinct zones while maintaining a natural flow. A seating area, complete with a window seat, forms a relaxed focal point, while wide bi-fold doors connect seamlessly to the terrace beyond. The dining area sits comfortably between living and kitchen spaces, enhanced by bespoke cabinetry that blends style with function.





The kitchen is both elegant and highly functional. A substantial island takes centre stage, offering seating and a natural gathering point. Integrated NEFF appliances, a sleek induction hob and carefully considered storage elevate the space, making it equally suited to entertaining or daily use. Further doors lead directly to the garden, reinforcing the connection between inside and out.

A well-appointed utility room sits discreetly to the side, with external access that adds further convenience. A ground floor shower room completes this level, finished to a high standard with contemporary fittings.





PRIVATE OUTDOOR LIVING

The garden has been designed with ease and enjoyment in mind. A broad paved terrace extends across the rear of the house, creating a low-maintenance yet highly usable outdoor space. There is ample room for dining and seating, complemented by an ethanol fire that introduces warmth and atmosphere on cooler evenings.

Mature trees line the boundary, offering privacy and a pleasing natural backdrop. The outlook feels open yet sheltered, with a sense of calm that invites both quiet moments and social gatherings. A useful storage area sits to the rear, adding practicality without detracting from the overall design.





VERSATILE AND REFINED ACCOMMODATION

Upstairs, the galleried landing enhances the sense of space and light, with large windows framing the sky and drawing daylight deep into the home. The layout has been carefully considered to balance privacy with flexibility.

One of the bedrooms features a mezzanine level, currently used as a study area. This thoughtful use of vertical space adds both character and flexibility, equally suited to a creative workspace or a relaxed retreat, making it an ideal setting for modern living or an inspiring teenage space. An en-suite shower room serves this bedroom, finished with contemporary fittings and a refined palette.

The principal bedroom suite offers a calm and elegant retreat. A dedicated dressing area provides practical storage, leading through to a beautifully appointed en-suite with a walk-in shower and quality finishes. The bedroom itself is well proportioned, enjoying a peaceful outlook over the rear garden.





Two further double bedrooms complete the accommodation, each thoughtfully designed with good proportions and natural light. A family bathroom serves these rooms, featuring both a bath and a generous walk-in shower, finished to a high standard.



SETTING AND SURROUNDINGS

Shavington Avenue enjoys a convenient yet peaceful setting, with easy access to the thriving centre of Hoole, one of Chester's most sought-after neighbourhoods. Often described as a vibrant and characterful suburb, Hoole is known for its independent shops, cafés and restaurants, creating a lively yet welcoming atmosphere.

The area also benefits from close proximity to Chester railway station, making it particularly appealing for those who travel regularly, while nearby green spaces such as Alexandra Park offer a welcome sense of openness.



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Approximate Gross Internal Area = 230.4 sq m / 2479.4 sq ft
 Outbuilding = 8.3 sq m / 89.4 sq ft
 Total = 238.7 sq m / 2568.8 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID844608)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINER DETAILS

- Freehold
- Gas central heating
- Bioethanol fire in garden
- Hot water tap
- Airflow system
- Electric blinds
- Loft storage



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