



81 Audlem Road, Stapeley, Nantwich CW5 7EA

A simply exceptional contemporary and deceptively spacious semi-detached bungalow with lovely landscaped gardens affording delightful accommodation of considerable appeal with a large contemporary conservatory/garden room in a highly regarded position close to Nantwich town centre. Driveway and detached garaging. Available for early completion. Viewing highly recommended.

- An exceptionally well designed and appointed semi-detached bungalow
- With lovely landscaped gardens and an abundance of attractive trees
- Delightfully presented throughout to a high standard
- Two double bedrooms incorporating fitted wardrobes, lounge with attractive fireplace
- Large open plan family dining kitchen, superior contemporary garden room/conservatory
- Modern bathroom, large loft storage room (suitable for further conversion subject to PP)
- In a prominent convenient position nearby to Nantwich
- Attractive aspects and surroundings
- Viewing highly recommended

Agents Remarks

This superb bungalow offers delightful open space and is impeccably appointed throughout to a contemporary style and provides a range of highly attractive fixtures and features. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, cobbled streets, an ancient Church, large town square, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits, an outdoor salt water swimming pool and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A covered pillared porch with UPVC double glazed windows and Terrazzo floor leads to a sectional double glazed door which leads to:

Open Reception Hall

A delightful entrance to the property with mat recess, tiled flooring throughout, recessed ceiling lighting, radiator and open access to:



Delightful Open Plan Living Family Dining Kitchen 27' 3" x 15' 11" (8.30m x 4.86m) max

An impeccably arrayed and appointed open plan contemporary style family dining kitchen and living area. With a range of white base and wall mounted units, tall cupboard, inset single drainer one and a half bowl sink unit with mixer tap, four ring gas hob, built-in electric oven, filter canopy, plumbing for washing machine, space for tumble drier, radiator, tiled walls, uPVC double glazed window providing lovely aspects over the garden, recessed ceiling lighting, tiled flooring, large uPVC double glazed feature window overlooking Garden Room, uPVC double glazed door to Garden Room, radiator and a large loft access incorporating a retractable ladder which leads to an extensive first floor loft room which is boarded throughout with lighting. From the living area attractive sectional glazed panels and door allow access to:

Lounge 11' 4" x 16' 10" (3.45m x 5.14m)

A glorious room with lovely aspects over the front garden via a large uPVC double glazed window incorporating fitted plantation shutters, radiator, recessed ceiling lighting, coved ceiling and an attractive recessed fireplace inset within chimney breast with living flame fire.

From the Open Plan Family Dining Kitchen a uPVC double glazed sectional glazed door leads to:

Superior Garden Room/Conservatory 7' 2" x 18' 3" (2.18m x 5.57m)

Enjoying lovely aspects over attractive rear gardens via uPVC double glazed windows and double doors, tiled flooring, recessed ceiling lighting, tall contemporary radiator and wall light points.

From the Reception Hall a doorway leads to:

Inner Hall

With two fitted full height cupboards incorporating shelving and railing, recessed ceiling lighting and a door leads to:

Shower Room 7' 11" x 5' 2" (2.42m x 1.58m)

With a tiled walk-in shower area, WC, wash basin, tiled flooring, tiled walls, chrome towel radiator, uPVC double glazed window to side elevation, fitted tall cupboard incorporating shelving and recessed ceiling lighting.

From the Reception Hall a door leads to:

Master Bedroom 11' 2" x 10' 1" (3.40m x 3.07m)

With a uPVC double glazed window to front elevation and radiator.

From the Reception Hall a door leads to:



Bedroom Two 11' 2" x 12' 2" (3.41m x 3.70m)

With uPVC double glazed window to side elevation, radiator, full width fitted wardrobes incorporating railing and shelving and recessed ceiling lighting.

Externally

This attractive semi-detached bungalow stands in a convenient position nearby to Nantwich town centre and amongst attractive housing of various periods. The garden is fronted by an attractive landscaped area incorporating established ornamental trees and a newly laid driveway leads to a garage. The gardens to the rear are pleasantly landscaped and enjoy attractive aspects being overlooked by a superior newly installed garden room/conservatory.

Detached Garage 15' 9" x 7' 11" (4.80m x 2.41m)

With light, power, window to rear, side personal door and newly installed roller door to front.

Services

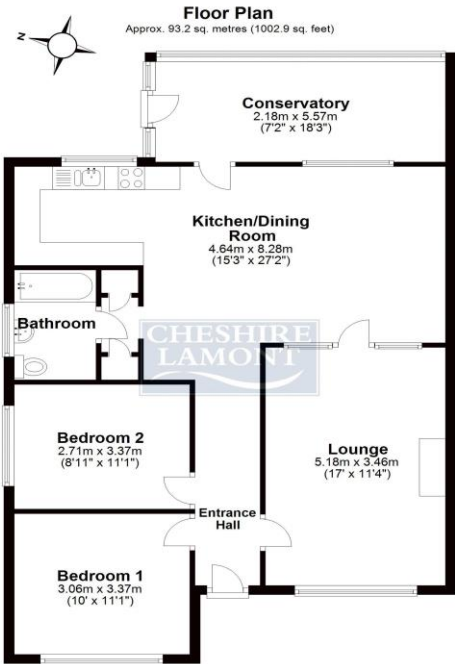
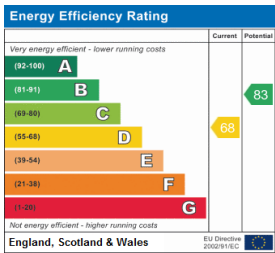
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Wellington Road past Brine Leas School and follow the road round to the right through the traffic lights and the bungalow is on the left hand side.



Note: Floor Plans are for identification purposes only and Not to Scale

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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