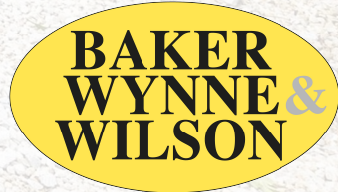




Pine Tree House, 62 Audlem Road, Nantwich, CW5 7DT  
Guide Price £595,000



A STUNNING AND MOST INDIVIDUAL CONTEMPORARY DETACHED HOUSE IN A LOVELY SOUTH FACING LANDSCAPED GARDEN SETTING, EXTENDING TO 0.26 OF AN ACRE, 0.75 OF A MILE FROM NANTWICH TOWN CENTRE.

## SUMMARY

Reception Hall, Cloakroom, Living Room, Study/Snug, Kitchen/Dining/Family Room, Utility Room, Large Landing, Master Bedroom Suite with Dressing Room and Shower Room, Three Further Double Bedrooms, Bathroom, Underfloor Heating (ground floor), uPVC Double Glazed Windows, Two Vehicular Access Points providing an in and out drive with plenty of car parking space. Summer House, Gardens, LABC Guarantee (4 years remaining).

## DESCRIPTION

Pine Tree House was built in 2018 by Markden Homes of brick under a tiled roof and is approached over an in and out gravel drive. It was constructed on a former tennis court on an exceptionally large town garden plot. The house and most notably the gardens have been improved by the present owners in recent years.

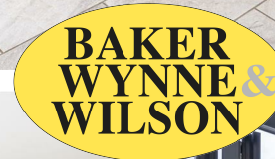
Internally the spacious layout is well designed and equipped with features such as underfloor heating on the ground floor, oak door/staircase, built in audio speakers, a stunning lifestyle kitchen with quartz worktops surfaces and corner bi-folding patio doors to terrace and a living room with wood burning stove. The well lit accommodation extends to about 1,907 square feet (gross internal).

## LOCATION & AMENITIES

Pine Tree House is located on the Southern confines of Nantwich, 0.75 of a mile from the town centre. The property is not only within walking distance of the town centre, but also within a short walk of a family friendly pub, local co-operative store and other shops. A high demand for properties in the area is mainly due to the excellent schools, both primary and secondary being close by.

The house benefits from a convenient setting in a highly favoured residential position within walking distance of Nantwich and nearby to Shrewbridge Lake and the River Weaver. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 20th Century Church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor salt water pool, riverside walks, lake and nearby canal network.

Nearby to the M6 (junction 16) 10 miles. Crewe mainline railway station is 5 miles.



## DIRECTIONS

Proceed out of Nantwich centre along Wellington Road which continues onto the A529 Audlem Road for half a mile and the house will be observed on the right hand side, just past the main entrance to Brine Leas Academy/BL6 Sixth Form College.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

18'7" x 8'0"

Large inset matwell, composite entrance door, ceramic tiled floor, oak staircase to first floor, understairs cupboard, ceiling spot lights, built in cloaks cupboard with electricity and gas meter are located outside to the front, right and left of the property alarm control panel.

### CLOAKROOM

White suite comprising enclosed cistern W/C and hand basin, part tiled walls, tiled floor, bathroom cabinet.

### LIVING ROOM

17'3" x 12'9"

Fireplace with timber mantle, slate hearth and wood burning stove, solid oak floor, three wall light points, TV point and Sky point, three double glazed windows and double glazed French windows to rear terrace.

### STUDY/SNUG

11'5" x 8'2"

Laminate floor, two double glazed windows.

### KITCHEN/DINING/FAMILY ROOM

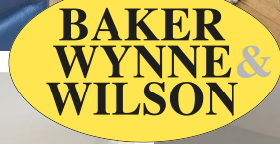
20'1" x 19'11"

Superb bespoke fitted kitchen comprising floor standing cupboard and drawer units with Quartz worktops, wall cupboards, pantry cupboard, island unit with Quartz worktop, inset stainless steel one and half bowl sink unit, wine cooler and Beko dishwasher, CDA oven, grill and inset microwave, five burner gas hob unit with Klarstein extractor, integrated refrigerator/freezer, tiled floor, three double glazed windows, two triple section bi-folding doors to terrace, under cupboard lighting, wireless speakers, sky TV point.

### UTILITY ROOM

11'4" x 5'9"

Quartz worktop with stainless steel undermounted sink, plumbing for washing machine, airing cupboard with pressurised hot water cylinder, Worcester gas fired central heating boiler, composite exterior door.



## STAIRS FROM RECEPTION HALL TO FIRST FLOOR

### LANDING/STUDY AREA

19'8" x 13'4" maximum

A spacious area with space for a desk, built in linen cupboard, access to loft.

### MASTER BEDROOM SUITE

13'0" x 9'1"

Solid oak floor, three double glazed windows, wall mounted TV point, bedside lighting and switches, radiator.

### WALK IN DRESSING ROOM

7'9" x 5'11"

Solid oak floor, built in hanging and shelving provision.

### ENSUITE SHOWER ROOM

7'6" x 6'8"

Walk in screen enclosure with over head and hand held shower units, pedestal wash hand basin, enclosed cistern W/C, part tiled walls, tiled floor, shaver point, lit mirror fitting, ceiling spot lights, electric radiator/towel rail.

### BEDROOM NO. TWO

11'7" x 9'4"

Built in double wardrobe, radiator.

### BEDROOM NO. THREE

15'1" x 9'9"

Solid oak floor, built in double wardrobe, inset ceiling lighting, two double glazed windows, radiator.

### BEDROOM NO. FOUR

15'1" x 9'9"

Solid oak floor, built in double wardrobe, two double glazed windows, radiator.

### BATHROOM

White suite comprising panel bath with mixer shower over, glass slide screen pedestal wash hand basin, enclosed cistern W/C, part tiled walls, tiled floor, electric radiator/towel rail.

### OUTSIDE

In and out gravel drive providing plenty of car parking space. Double gates lead to an additional gravel car parking space to the side of the house. Space for garage block, subject to planning permission. Exterior lighting. Car charging point. Sumer House, Garden Shed, Open Fronted Storage space.

### GARDENS

A large flagged wrap around terrace with lighting and power points enjoying a Southerly aspect over the gardens. The landscaped gardens are extensively lawned with some fine scotch pine trees, rose border, herbaceous borders, specimen trees, an archway to a flagged path extending to the end of the garden. The whole is enclosed by close boarded fencing, offers plenty of space for recreational and family life and extends to about 80 feet.

### SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

### TENURE

Freehold

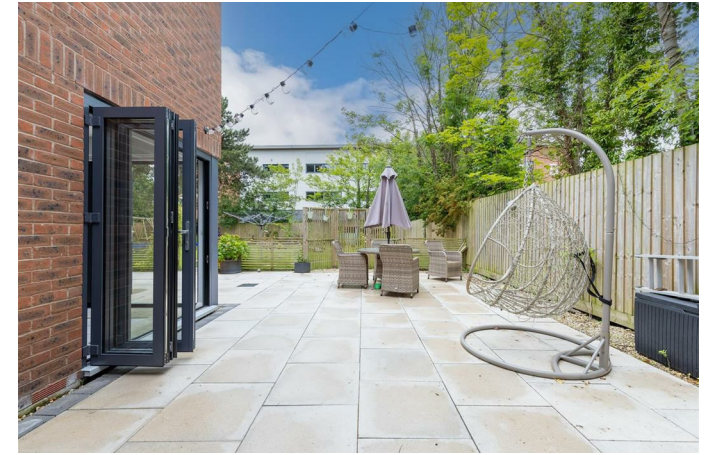
### COUNCIL TAX

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### VIEWINGS

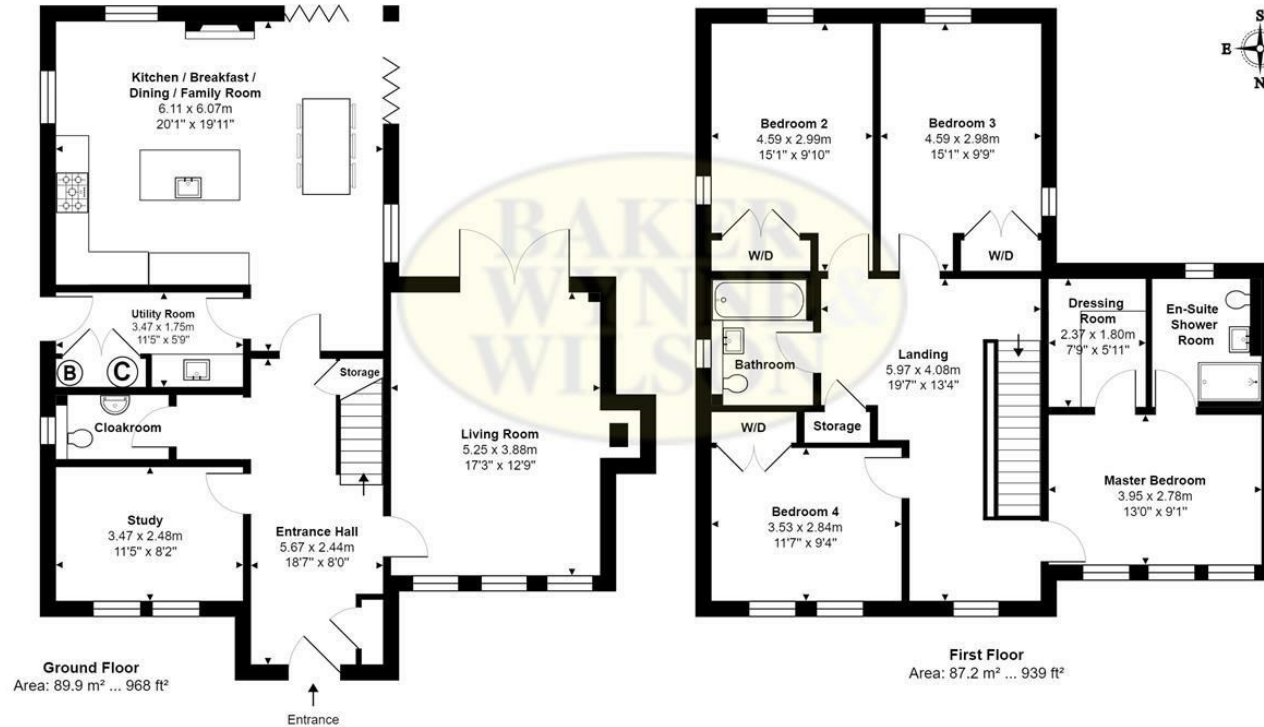
By appointment with Baker Wynne & Wilson  
01270 625214





**BAKER  
WYNNE &  
WILSON**

PINE TREE HOUSE, 62 AUDLEM ROAD, NANTWICH, CHESHIRE, CW5 7DT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property