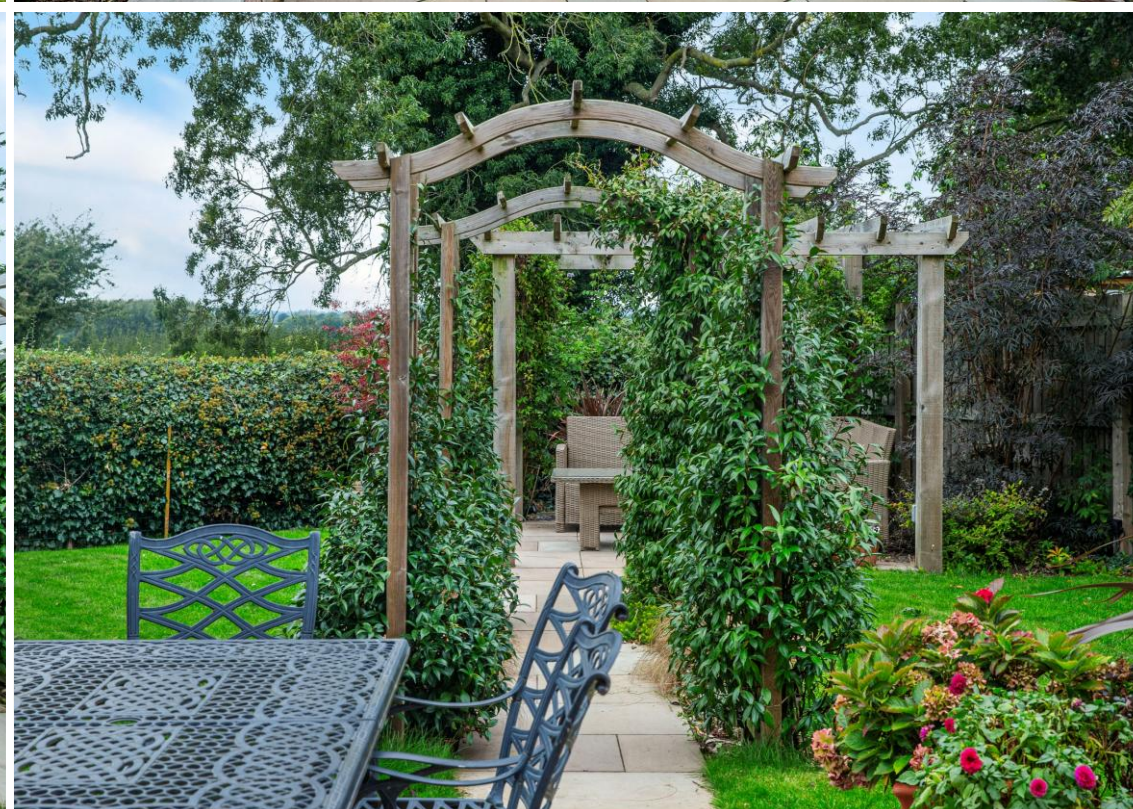




81 McKelvey Way, Audlem CW3 0FH

CHESHIRE
LAMONT



An impeccably appointed and arrayed four bedroomed bay fronted detached family home situated in a highly sought after development within walking distance of the historic village of Audlem and providing stunning accommodation throughout of the highest calibre with a stunning established rear garden enjoying fabulous views over open countryside, double width driveway and garaging. Viewing highly recommended

- A superb four bedroomed modern detached family home
- Situated in a lovely development within walking distance of Audlem village
- Providing impeccably appointed accommodation throughout of the highest calibre
- Stunning established private rear garden providing beautiful views over open fields
- Benefiting from a double width driveway and garaging
- Reception hall, spacious bay fronted lounge and cloakroom
- Fully appointed modern open plan dining kitchen overlooking the delightful rear garden and utility room
- Master bedroom with en-suite shower room, three further spacious bedrooms and family bathroom
- Benefiting from high ceilings providing a great feeling of space
- Viewing highly recommended

Agents Remarks

This superb property was built to exacting specifications by renowned North West builders Anwyl Homes and the Estate provides attractive communal green areas and borders a public footpath providing beautiful countryside walks. Audlem is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road



links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities.

Property Details

A double width driveway stands to the front of the property and leads to a single garage. A paved path leads from the drive to a covered canopy porch with a high quality composite door allowing access to:

Reception Hall

A lovely entrance to the property with high quality oak effect LVT plank flooring, oak railed staircase ascending to first floor and a door leads to:

Lounge 18' 0" max x 11' 4" (5.48m max x 3.46m)

A delightful reception room with a uPVC double glazed bay window incorporating shutters to front elevation and a handsome fireplace surround incorporating an electric log-effect feature fire.

From the Reception Hall a door leads to:

Open Plan Dining Kitchen 11' 11" max x 19' 4" (3.64m max x 5.89m)

A stunning room with a superb range of high quality shaker-style base and wall mounted units, tall pantry cupboard, granite working surfaces, Zanussi built-in electric double oven, five ring hob with filter canopy over, Miele integrated dishwasher, tall integrated fridge, underslung one and a half bowl sink with mixer tap, uPVC double glazed window overlooking gardens, high quality oak effect LVT plank flooring, recessed ceiling lighting, uPVC double glazed French doors incorporating full height uPVC double glazed windows to either side providing wonderful aspects over the private rear garden and a door leads to:

Utility Room

With high quality shaker-style base and wall mounted unit, granite working surface, high quality oak effect LVT plank flooring, underslung sink with mixer tap sink, integrated freezer, integrated washer/dryer, composite door to outside and a door leads to:

Cloakroom

With a corner fitted wash basin, WC, high quality oak effect LVT plank flooring and uPVC double glazed window.

First Floor Landing

With a uPVC double glazed window, access to loft, door to storage cupboard incorporating shelving and a door leads to:



Master Bedroom 15' 0" x 11' 3" max (4.56m x 3.42m max)

Impeccably appointed with a uPVC double glazed window to front elevation, range of fitted wardrobes incorporating railing and shelving and a door leads to:

Modern En-Suite Shower Room

With a large shower enclosure, pedestal wash basin, WC, part tiled walls, chrome towel radiator, recessed ceiling lighting and a uPVC double glazed window.

Bedroom Two 9' 9" x 10' 11" (2.98m x 3.32m)

Providing stunning aspects over the rear garden and open fields beyond via a uPVC double glazed window and a range of mirror-fronted fitted wardrobes incorporating railing and shelving.

Bedroom Three 8' 0" x 12' 2" (2.45m x 3.71m)

With a uPVC double glazed window to front elevation.

Bedroom Four 9' 2" x 10' 6" max (2.79m x 3.20m max)

With a uPVC double glazed window to rear elevation enjoying wonderful views over open countryside.

Contemporary Family bathroom

With a panelled bath incorporating shower over, pedestal wash basin, WC, part tiled walls, tiled flooring, chrome towel radiator, recessed ceiling lighting and uPVC double glazed window.

Externally

The property stands in a lovely position within the development and enjoys superb views over open fields to the rear. The impressive private, established south west facing landscaped rear garden benefits from a large Indian stone paved patio, lawned garden areas and neat raised flower beds and borders incorporating an abundance of mature plants, trees and shrubs. A beautiful illuminated water feature is situated within the garden and a paved path and arbour leads through to a further Indian stone paved patio that provides beautiful views over the fields.

Tenure

Freehold.

Services

LPG, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.



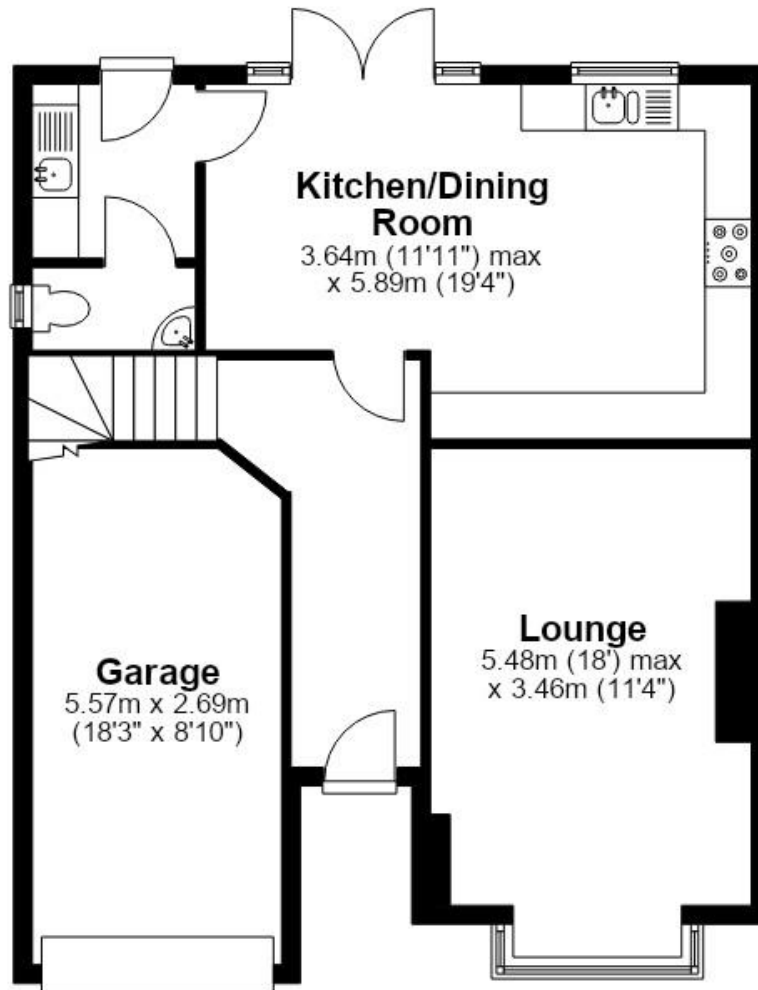
Directions

Proceed out of Nantwich along Wellington Road and continue until reaching the traffic lights by Brine Leas Secondary School. Follow the road round to the right onto Audlem Road/A529/A530 and continue to follow the A529 for approximately 6 miles proceeding into Audlem where the property is situated upon the Anwyl Estate on the right hand side.

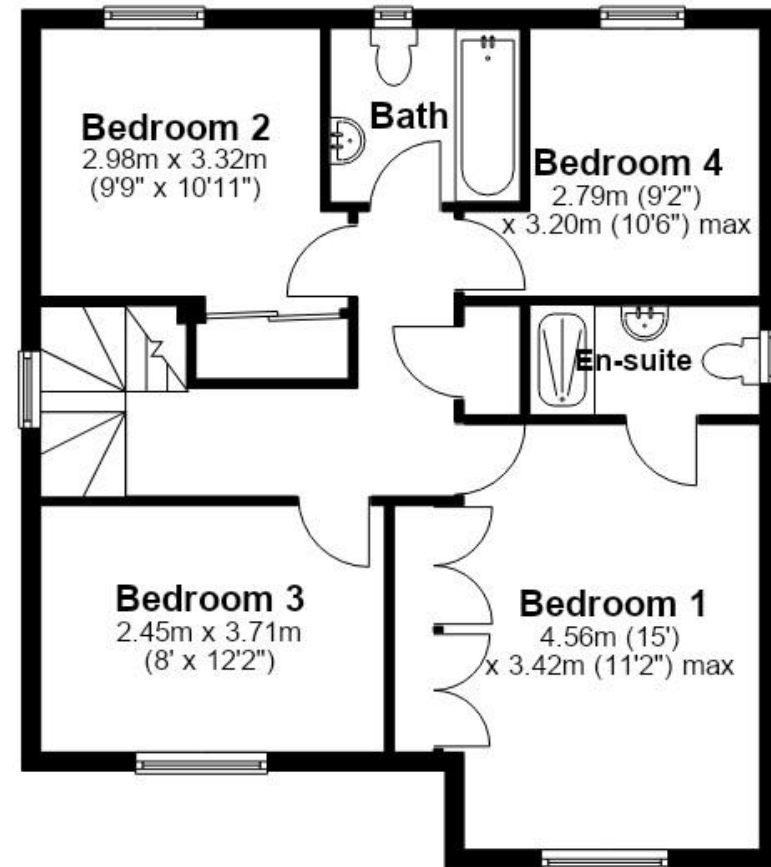


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor





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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