



**CHESHIRE
LAMONT**

1 Tollgate Drive, Audlem CW3 0EA

A superbly enhanced and extended modern four bedroom detached house in an elevated position within Audlem village centre standing in large gardens with fine aspects affording spacious accommodation of appeal with a large imprinted driveway, integral garage and large detached garage. Viewing highly recommended.

- A superbly positioned modern detached house
- In a fine and elevated position within Audlem village centre
- Extended and enhanced and standing in large South West facing gardens
- Large imprinted driveway, integral garage and large detached garage/workshop
- Spacious garden/living room extension, spacious lounge and dining room
- Large reception hall, cloakroom, fully appointed contemporary breakfast kitchen and utility
- Four first floor double bedrooms and superior shower room
- Extensive patio terrace and attractive surrounding aspects
- With views of countryside, the Shropshire Union canal and Audlem Church
- Viewing highly recommended

Agents Remarks

No. 1 Tollgate Drive has been improved in recent years with the additional of a large ground floor extension which overlooks the private South West facing gardens and incorporates large bi-folding doors to the side and rear. The kitchen has been fully re-appointed with an excellent range of contemporary units that incorporates some appliances. The house further benefits from an extensive sheltered patio terrace which enjoys all day and evening sunshine. 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 large professionally commissioned double width block paved imprinted driveway stands to the front of the property and continues to a covered porch with a uPVC double glazed door with uPVC double glazed side panels allows access to:



Reception Hall

A wide and spacious hall with a spindle staircase ascending to first floor, mat recess, double radiator and a panel door leads to:

Under Stairs Cloakroom

With wall mounted wash basin, WC and cloaks railings.

From the Reception Hall a door with sectional glazed wall panels above and to side leads to:

Lounge 11' 6" x 17' 0" (3.51m x 5.19m)

A spacious reception room with uPVC double glazed windows to front elevation incorporating fitted plantation shutters, radiator, fireplace within surround, wall light points and open access leads to:

Dining Room 8' 7" x 9' 5" (2.61m x 2.87m)

With radiator, wall light points, sliding uPVC double glazed patio doors to Garden Room and a panel door to Breakfast Kitchen.

From the Reception Hall a panel door leads to:

Breakfast Kitchen 8' 7" x 15' 10" (2.61m x 4.82m)

Superbly re-appointed recently with a range of modern contemporary gloss-fronted base and wall mounted units comprising cupboards and drawers, attractive Quartz working surfaces, four ring induction hob with filter canopy over and built-in electric oven beneath, underslung sink with mixer tap, uPVC double glazed window overlooking rear gardens and courtyard, integrated microwave, integrated dishwasher, integrated pantry cupboard, attractive flooring throughout and radiator.

From the Dining Room sliding uPVC double glazed doors lead to:

Garden Room/Living Room Extensive 24' 8" x 9' 5" (7.53m x 2.87m)

A superb single storey extension with uPVC double glazed bi-folding doors to rear elevation, 4-panel uPVC double glazed bi-folding doors to side elevation overlooking large patio terrace, uPVC double glazed window to side elevation and recessed ceiling lighting.

From the Breakfast Kitchen a uPVC double glazed door leads to:

Side Porch Hall/Utility Room

With uPVC double glazed windows, tiled flooring, uPVC double glazed door to outside and plumbing for washing machine.

First Floor Landing

With uPVC double glazed window to South elevation affording lovely aspects towards the canal and open access leads to:



Inner Landing

With access to loft space and door to built-in airing cupboard.

Master Bedroom 11' 7" max x 12' 8" (3.53m max x 3.85m)

With uPVC double glazed window to front elevation incorporating fitted plantation shutter affording lovely aspects to Audlem Church, radiator and built-in double wardrobe.

Bedroom Two 11' 1" max x 9' 5" (3.38m max x 2.87m)

With uPVC double glazed window to rear elevation incorporating fitted plantation shutter, radiator and built-in double wardrobe.

Bedroom Three 8' 6" x 13' 0" max (2.58m x 3.95m max)

With uPVC double glazed window to front elevation affording lovely views to Audlem Church, radiator, over-stairs storage cupboard and a range of fitted shelving.

Bedroom Four 8' 7" x 8' 4" (2.61m x 2.53m)

With uPVC double glazed window to rear elevation providing lovely aspects over lawned gardens, built-in cupboard and radiator.

Shower Room 5' 6" x 7' 2" (1.68m x 2.19m)

With a large walk-in shower incorporating full height screen and shower over, panelled walls, vanity wash basin incorporating WC and uPVC double glazed window.

Externally

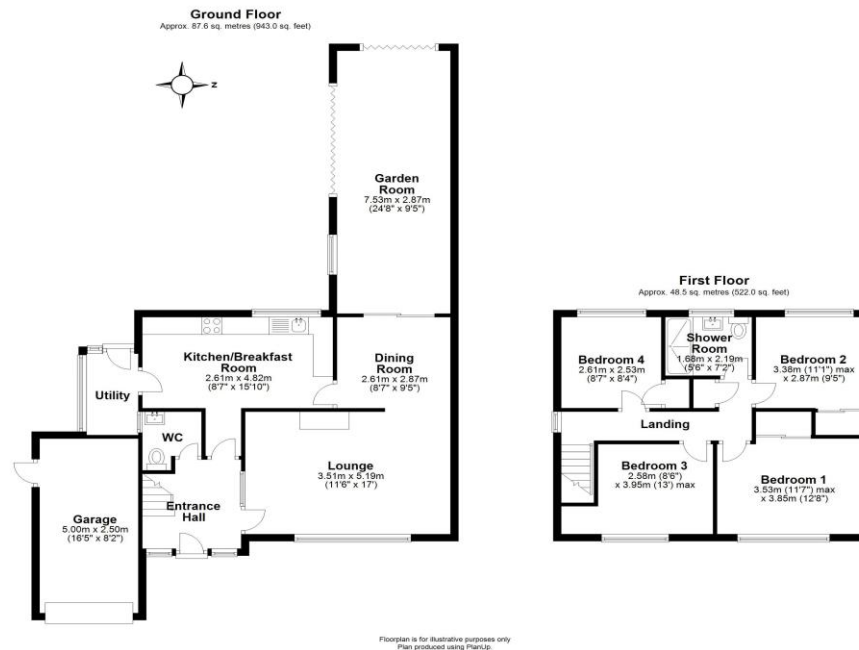
The property stands in a prominent and fine location within Audlem village centre and benefits from attractive aspects to the canal, countryside and Audlem village Church. The house benefits further from large South West facing gardens and an extensive paved patio terrace. The driveway to the front provides superb parking facilities and continues to the side of the house via gates to a large detached garage/workshop.

Tenure

Freehold

Directions

Proceed out of Nantwich along Wellington Road and continue for six miles until reaching Audlem village. Turn right, proceed over the canal bridge and continue for 150 yards. Turn right into Tollgate Drive where the property is situated.



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.