



6 Gemmull Close, Audlem

£387,000 Freehold



Stunning four bedroom detached property with Open-plan living, beautifully modernised in a highly desirable cul de sac location within walking distance to close village facilities • Open plan kitchen/diner which extends to 20'9" featuring a high end kitchen, granite worktops, and integrated appliances • Four generous bedrooms, the main with contemporary en-suite, offering a rain fall shower, low level WC, hand wash basin, built in storage • Contemporary cedar cladding, attractive front garden with ample off-road parking • Southerly facing rear garden with Indian stone, decked pergola and Summer House which could be converted into an office/gym or many more options to suit the new owners



You will have to be quick on your feet if you want to be in with a chance of snatching this stunning four bedroom detached property on Gemmull Close, in the desirable and charming location of Audlem. Open-plan living, generous space, beautifully modernised, and a highly desirable location within walking distance to close village facilities. Superbly appointed, tucked away within a peaceful cul-de-sac position, this stunning home comprises; a welcoming entrance hall which is accommodated with a cloakroom, convenient for guests, through to the good sized lounge which is perfect for the cosy nights, followed by the open plan kitchen/diner which extends to 20'9" and provides the hub of day-to-day living and features include a high end Rotpunkt kitchen by Harvest with granite worktops, Bosch appliances and an integrated full length refrigerator and freezer, wine cooler, Belfast sink with drainer, boiling water tap, integrated dishwasher, this room will certainly be one to impress! The ground floor is completed with a utility room also offering space for your day-to-day appliances, along with the "snug" which boasts ceramic tiled floor, perfect for multi-use purposes as an office/ 2nd reception or play room. Upwards onto the first floor landing, you will find four generous bedrooms, the main bedroom accommodated by the contemporary en-suite, offering a rain fall shower, low level WC, hand wash basin, built in storage, sky light. The further three, served alongside the modern family bathroom which again includes a power rainfall shower, double shower cubicle, wall hung sink. Externally, there is an attractive front garden with ample off-road parking via a driveway which leads up to the modern looking property, which cedar cladding, heading around to the gated side access into the rear garden, where you'll be greeted by the Indian stone flagged garden which enjoys a southerly facing direction, the rear also been completed with a decked pergola area, a summer house which could be converted into an office/gym or many more options to suit the new owners. The external space is perfectly fitted out for the summer months to sit back and enjoy a drink or two! Don't delay, contact our Nantwich office today and start creating new chapters of your life in perfect contentment!!

Location

Audlem is a charming Cheshire village with a bustling heart that is a designated conservation area and is centred around St James Church with it's stunning 13th century gothic architecture. The village offers an excellent range of facilities include a selection of independent shops, butcher, post office, three public houses, coffee shops, mini-supermarket, medical practice, and a 'Good' OFSTED rated primary school. For further schooling Audlem is within the catchment area of the 'Good' OFSTED rated Brine Leas secondary school and sixth form college in Nantwich. A more comprehensive range of facilities can be found in the market towns of Nantwich and Whitchurch which are only a short drive away or there is a bus service from the village to all three of these towns.

Audlem is a thriving village that hosts a number of annual events including a Festival of Transport, Music and Arts Festival, Beer Festival, Party on the Park, a Bonfire and Fireworks Spectacular, and the Christmas lights 'Big Switch On'. The village is a past winner of numerous awards including Regional North of England Village of Year, Cheshire Village of the Year, Best Kept Cheshire Village of the Year, and a Cheshire Community Pride Award.

Located within picturesque Cheshire countryside and with the Shropshire Union Canal running through the village, Audlem is sure to delight lovers of the outdoors with an abundance of scenic rural routes to walk, run, or cycle

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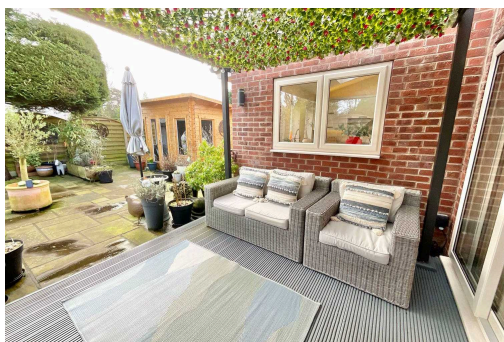
Stunning 4 bed detached property in Audlem with open-plan living, modern kitchen/diner, cosy lounge, and spacious bedrooms. Peaceful cul-de-sac location, front garden with parking, Indian stone garden, and summer house. Perfect for new owners seeking charm and comfort. Call Nantwich office today!

Council Tax band: D

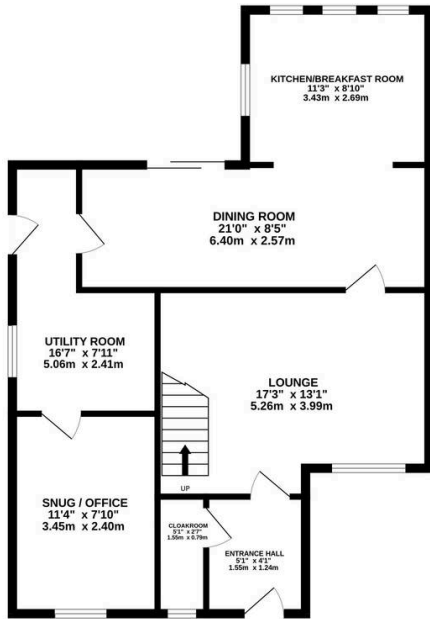
Tenure: Freehold

EPC Energy Efficiency Rating: D

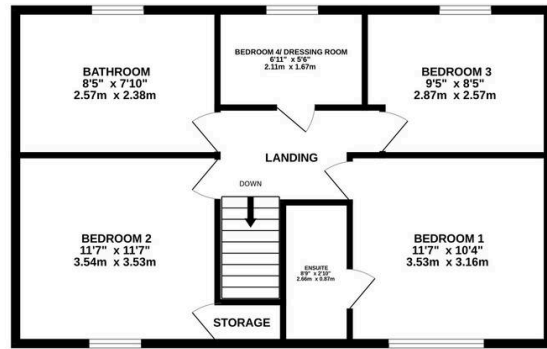
EPC Environmental Impact Rating:



GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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