



15 Tomfields, Wood Lane

£325,000 Freehold



Affording SPACIOUS and VERSATILE ACCOMMODATION with EXCEPTIONAL ROOM PROPORTIONS THROUGHOUT and a STYLISH OPEN-PLAN LAYOUT to the ground floor • Set in the WONDERFUL SEMI-RURAL AREA of Wood Lane, convenient for a selection of local amenities and surrounding market towns, as well as commuter links via road and rail • UNIQUE NEW BUILD DETACHED HOUSE that enjoys a PEACEFUL CUL-DE-SAC position within a DELIGHTFUL SEMI-RURAL LOCATION with STUNNING SURROUNDING COUNTRYSIDE • AMPLE OFF-ROAD PARKING with an attractive front garden and a BEAUTIFULLY LANDSCAPED and PRIVATE REAR GARDEN that is perfect for social gatherings • Superbly appointed with CONTEMPORARY FITTINGS and APPLIANCES, plus the opportunity for those to add their own stamp on a property.



If you go down to Wood Lane today you sure of a big surprise, if you go down to Wood Lane today you won't believe your eyes... A RARE OPPORTUNITY to acquire a spectacular NEW BUILD DETACHED HOUSE, affording SPACIOUS and HIGHLY FLEXIBLE ACCOMMODATION to suit a variety of different occupier needs with CONTEMPORARY FITTED KITCHEN and BATHROOM facilities and the opportunity for those to add their own finishing touches to a property. The property enjoys a PEACEFUL CUL-DE-SAC position within a DELIGHTFUL SEMI-RURAL LOCATION with STUNNING SURROUNDING COUNTRYSIDE and a selection of local amenities within close proximity. The accommodation comprises, to the ground floor, entrance hallway, OPEN-PLAN kitchen/diner/family room incorporating a CONTEMPORARY FITTED KITCHEN and FRENCH DOORS opening out into the rear garden, creating a fantastic indoor and outdoor living space. A separate lounge and sitting room/fourth bedroom that provide further space for entertaining. The ground floor is completed with a separate utility room, guest cloakroom and WC. To the first floor, there is a light and airy landing leading to THREE DOUBLE BEDROOMS with plenty of space for furniture and includes an IMPRESSIVE MASTER BEDROOM which benefits with a modern equipped EN-SUITE SHOWER ROOM in addition to MAIN FAMILY BATHROOM. Storage is well catered for with a useful cloakroom and under stairs cupboard to the ground floor, whilst the first floor offers a built-in storage cupboard in the main family bathroom suite and generous eave storage space with access from the second and third bedrooms. Externally, to the front elevation there is a tarmac driveway providing AMPLE OFF-ROAD PARKING for multiple vehicles and an attractive front lawned garden. This desirable home benefits with gated access both sides of the property which lead to a BEAUTIFULLY LANDSCAPED REAR GARDEN that is FULLY ENCLOSED and PRIVATE with fenced boundaries and offers a mixture of laid to lawn and a patio seating area for OUTDOOR ENTERTAINING. Don't miss out on this fabulous home, contact our Nantwich office today to arrange your viewing and find out more information.

Location

The property is situated in Wood Lane, near the village of Audley, Staffordshire. Audley is a popular village offering a selection of local amenities, including convenience stores, pharmacy, religious buildings and eateries. For further amenities the market towns of Newcastle-under-Lyme, Alsager, Nantwich, Sandbach and Kidsgrove, together with Stoke-on-Trent are all easily accessible and provide an extensive range of amenities, including leisure facilities, shopping and restaurants. The property itself is located within the catchment area of highly accredited primary and secondary schools which is sure to draw the attention of younger families. For commuters, the A500 and Junction 16 of the M6 Motorway is nearby, together with major road links. There are railway stations located at Crewe, Alsager and Kidsgrove. Manchester Airport is approximately 30 miles.

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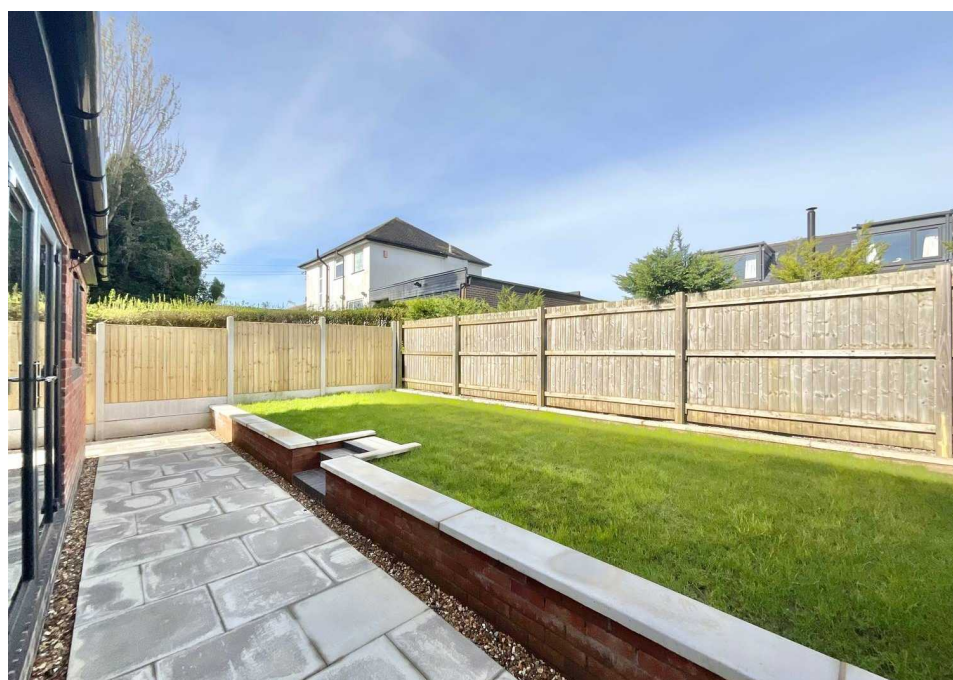
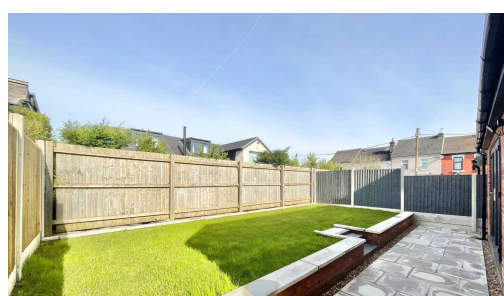
Rare opportunity to acquire a new build detached house in a peaceful cul-de-sac within a semi-rural setting. Spacious and flexible accommodation with contemporary kitchen/bathroom, stunning countryside views, ample parking, and landscaped garden. Contact Nantwich office for viewing.

Council Tax band: TBD

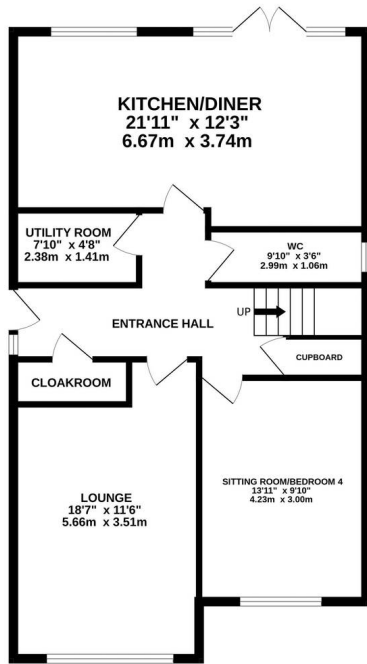
Tenure: Freehold

EPC Energy Efficiency Rating: B

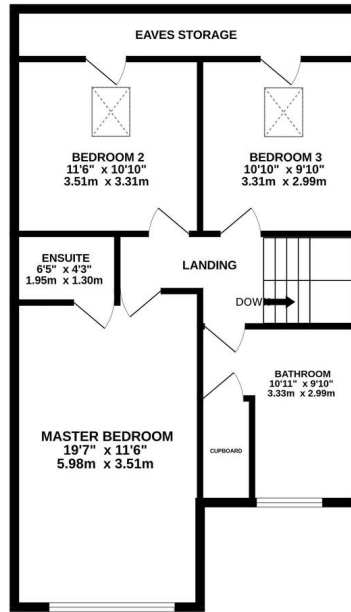
EPC Environmental Impact Rating:



GROUND FLOOR



1ST FLOOR



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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