



2 COPTHORNE DRIVE | AUDLEM | CHESHIRE | CW3 0EQ | OIRO £435,000



2 Copthorne Drive, Audlem, Cheshire, CW3 0EQ

Nestled within a superb established cul de sac within walking distance of the highly sought after village of Audlem, with its varied amenities, canal and historic buildings.

Featuring an attractive and distinctive facade, the superb three bedroom, two bathroom detached house has been wonderfully enhanced by the present owners which includes the ground floor garden room extension with lantern roof.

The immaculately appointed spacious accommodation briefly comprises Reception Hall, Spacious Living Room, Office/Library, Dining Room, Garden Room, Kitchen, Utility Room, Laundry Room. First Floor Landing, Master Bedroom One with fitted wardrobes & contemporary Ensuite Bathroom, Bedroom Two, Bedroom Three, Family Bath and Shower Room.

Incredibly attractive stone paved driveway providing ample off road parking.

Richly planted landscaped front garden featuring a beautiful established Lavender hedge.

Rear stone paved courtyard style garden being a superb private space featuring specimen shrubs and ornamental trees.

UPVC double glazed windows and LPG central heating.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE EXCEPTIONAL RESIDENCE





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles into the centre of charming Audlem. Continue into the centre of the village to the junction & turn right onto Shropshire Street (signed for Whitchurch). Continue through the village over the canal bridge & then turn left into Copthorne Drive as the road starts to descend, where the property will be observed on the left hand side.

AUDLEM VILLAGE

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend.

Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.





NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



THE ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL

Highly attractive entrance door. Ceiling light point, highly attractive wood effect flooring, radiator. Stairs rising to the first floor. Open to the Dining Room and door to the Kitchen.





LIVING ROOM

An extremely spacious and impeccably well appointed room being bathed in a high degree of natural light. Featuring part panelling and surround to the beautiful fireplace with inset and hearth. Ceiling light point and rose, full height UPVC double glazed windows to the front elevation, TV point, wall light points, part glazed double opening doors with side panels leading to the study.



OFFICE

An excellent versatile room presently being used as an Office/Library but which could also be used as a snug, playroom, etc. Recessed ceiling spotlights, ceiling coving, UPVC double glazed windows to the rear with side panels





GARDEN ROOM

Superbly presented, the stunning and elegant space is the perfect spot to relax and entertain. Featuring a distinctive lantern style room, there are recessed ceiling spotlights, smoke detector, radiator, full width UPVC double glazed windows to the rear and double opening doors with particularly attractive arch detailing. Continuation of the wood effect flooring with underfloor heating.

DINING ROOM

Being wonderfully versatile with ceiling light point and rose, ceiling coving, radiator, continuation of the highly attractive wood effect flooring. Water meter. Part glazed door to the Living Room. The room beautifully opens into the Garden Room.





KITCHEN

Comprehensively appointed and well equipped with a contemporary range of wood effect wall, base and drawer units incorporating rolled topped surfaces and inset single stainless steel unit with mixer tap. Ceiling light points, part tiled walls, UPVC double glazed window to the side. Tall cupboard housing electricity meter. Integrated appliances include; eye level electric double oven/grill, gas hob with chimney style extractor over, dishwasher, fridge and freezer. Attractive tile flooring, radiator.

UTILITY

Superbly appointed with base level cupboards and work surface over. Ceiling light point, part tiled walls, UPVC double glazed window, wall mounted LPG central heating boiler. Space for base level fridge/freezer. Attractive tile flooring. Door to the laundry room.





LAUNDRY ROOM & WC

Cream coloured base cupboards with two wall mounted cupboards to sides of the UPVC double glazed window. Recessed ceiling spotlights, electric fan, part tiled walls, attractive flooring, work surface with inset white ceramic sink unit and mixer tap. Space and plumbing for washing machine, space for tumble dryer, low level WC, Radiator.

FIRST FLOOR LANDING

Featuring a distinctive staircase with 'gothic' style detailing. Part panelled wall, UPVC double glazed window to the front elevation, wall light points, wall mounted heater, smoke detector, loft access.



FAMILY BATH & SHOWER ROOM

Spacious and immaculately appointed, the room is fitted with a panel bath with mixer taps and hand held shower attachment, pedestal wash hand basin, low level WC, ceiling light point, part tiled walls and tiled floor, UPVC double glazed window to the rear, large shower with sliding screen, mains shower and being fully tiled.





MASTER BEDROOM ONE

Superbly proportioned and beautifully appointed, ceiling light point, radiator with fitted cover, wall mounted TV point, UPVVC double glazed window to the front elevation with pleasant outlook. Range of attractive fitted wardrobes. Door to the Ensuite.

ENSUITE BATHROOM

Panelled bath with glass screen and electric shower over, low level WC, Wash hand basin, ceiling light point, fully tiled walls and floor, radiator and tiled floor.





BEDROOM TWO

Well presented and proportioned, ceiling light point, radiator, UPVC double glazed window to the front elevation. Range of attractive fitted wardrobes.

BEDROOM THREE

With a pleasant rear outlook the room features a ceiling light point, radiator and UPVC double glazed window to the rear.





EXTERIOR

The stunning village house stands within a smart established cul de sac overlooking a small 'green'. With high kerb appeal, the beautiful front garden has been very thoughtfully created with gravelled pathways and soft shaped planting to create varied interest and ease of maintenance, in particular the Lavender 'hedge' to the front boundary provides beautiful scent and colour.

A large stone paved driveway provides excellent off road parking which extends to the front entrance. Access to either side of the property leading to the rear. The principle access to the rear garden features a gravelled and stone approach with further planting and timber shed. Boasting a high degree of privacy, the wonderful rear garden is presented in a courtyard style. An extensive stone patio with gravelled seating areas is the perfect spot to relax and entertain. Planted with various shrubs and plants, there is also a mature evergreen and Ivy hedge to the rear with raised walled planted area below.

Being minimal in maintenance externally, the opportunity to lock up and leave the property if required is perfectly enabled.

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions).

LPG central heating. (Combi boiler).

NOTE: No tests have 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.



TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

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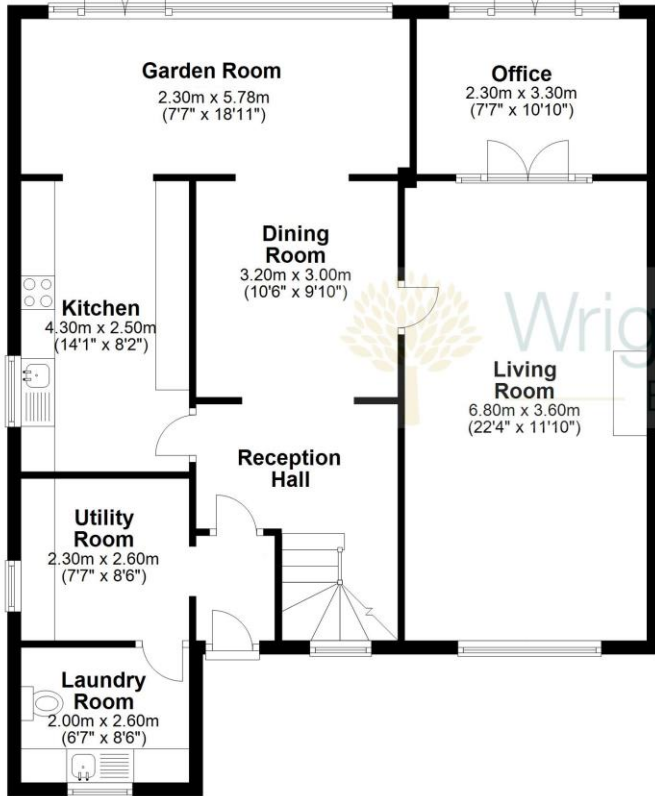
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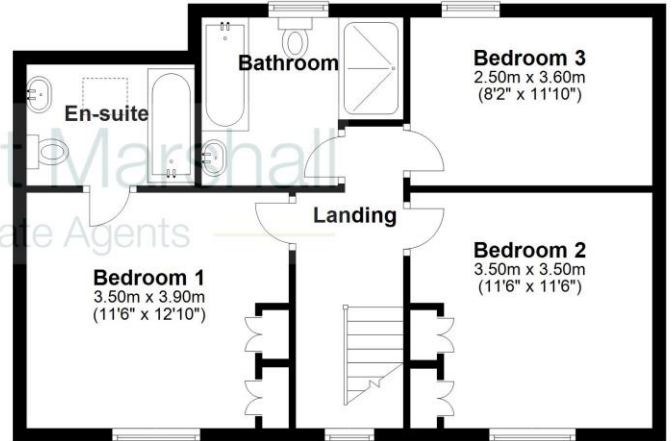
Ground Floor

Approx. 90.7 sq. metres (976.4 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 145.6 sq. metres (1567.1 sq. feet)

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