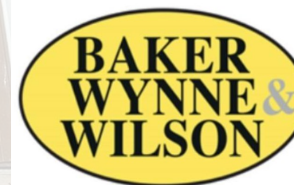




4 Kingbur Place, Audlem, Cheshire, CW3 0DL  
Guide Price £410,000



*In association with*





AN ATTRACTIVE, THREE STOREY, MEWS STYLE HOUSE, ON A SMALL COURTYARD DEVELOPMENT IN THE HEART OF THE VILLAGE WITH SOUTH WESTERLY CANAL VIEWS FROM ITS ROOF TERRACE.

**SUMMARY**

Reception Hall, Cloakroom, Living Room/Kitchen, Landing, Sitting Room with Roof Terrace, Master Bedroom with Ensuite Bathroom, Landing, Two Further Double Bedrooms, Shower Room, Integral Garage, uPVC Double Glazed Windows, Electric Central Heating, 30 Foot Garden.

NO CHAIN.



**BAKER  
WYNNE &  
WILSON**





## DESCRIPTION

An appealing mews style house, built in 2008 by Muller Homes of brick under a slate roof and approached over a blue brick drive. Kingbur Place is an award winning development comprising of ten mews style houses and eight apartments.

The interior offers intelligently designed and stylish accommodation that tunes in perfectly with modern lifestyle requirements. It has a roof terrace that takes full advantage of the views over the rear garden and canal beyond, whilst there are also French windows leading into the South West facing garden.



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WYNNE &  
WILSON**



## LOCATION & AMENITIES

4 Kingbur Place is tucked away in a lovely position right in the heart of the village. Audlem was mentioned in the Domesday book as Aldelime, and Edward 1 granted a market charter in 1295. Audlem is on the Shropshire Union Canal, which has a run of 15 locks designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain. The river Weaver passes West of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, newsagent, dry cleaners, butchers, flower shop, two restaurants, cafe, three public houses and a medical centre. Nantwich (7 miles), offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe Station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (junction 16) is

11 miles and Manchester Airport about 40 miles.

On the educational front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good).

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 hole golf courses at nearby Whitchurch.

## DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 6.5 miles into Audlem, with a church on your left, turn right, proceed for 50 yards and Kingbur Place is located on the right hand side, after the Co-operative store.

## ACCOMMODATION

With approximate measurements comprises:





**RECEPTION HALL**

22'9" x 9'0"

Karndean flooring, built in cloaks cupboard, ceiling cornices, utility cupboard with plumbing for washing machine, door to garage, radiator.

**CLOAKROOM**

White suite comprising low flush W/C and hand basin, Karndean flooring, radiator.

**LIVING ROOM/KITCHEN**

29'1" x 14'9"

Two double glazed windows and double glazed French windows to rear garden, inset ceiling cornices, inset ceiling lighting, timber fire surround with inset coal effect electric fire, stainless steel one and half bowl sink unit, cupboards under, floor standing cupboard and drawer units with granite worktops, Bosch integrated oven and grill, four burner ceramic hob unit with extractor hood above, integrated Bosch dishwasher, integrated refrigerator and freezer, integrated wine cooler, two radiators.

**STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING**

10'4" x 6'8"

Built in cupboard, radiator.

**SITTING ROOM**

14'9" x 13'3"

Two double glazed windows and double glazed French windows to roof terrace, radiator.

**ROOF TERRACE**

15'6" x 11'3"

Two exterior lights.

**MASTER BEDROOM**

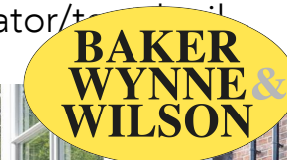
15'4" x 14'9"

Fitted triple wardrobe with sliding mirrored doors, two double glazed windows, radiator.

**ENSUITE BATHROOM**

7'0" x 6'9"

White suite comprising panel bath with mixer shower, pedestal hand basin and low flush W/C, mirror and light fitting, tiled shower cubicle with shower, spot light fitting, chrome radiator/trim.





STAIRS FROM FIRST FLOOR  
LANDING TO SECOND FLOOR  
LANDING

Cylinder cupboard, linen cupboard.

**BEDROOM NO. 2**

15'2" x 14'10"

Radiator.

**BEDROOM NO. 3**

14'10" x 13'5"

Radiator.

**SHOWER ROOM**

7'3" x 7'3"

White suite comprising low flush  
W/C and pedestal hand basin, tiled  
shower cubicle with shower, shaver  
point, light and mirror fitting,  
chrome radiator/towel rail.

**OUTSIDE**

Integral GARAGE 19'8" x 7'8"  
electrically operated up and over  
door, power and light. Car parking  
space in front of garage. Exterior  
lighting.

**GARDEN**

The rear garden has been designed  
for ease of management and is  
flagged (part Yorkstone) with raised  
borders, arch with climbing rose and  
a seating area.

**AGENTS NOTE**

'The sale of this property is subject  
to grant of probate. Please seek an  
update from the branch with regards  
to the potential timeframes  
involved.'

**SERVICES**

Mains water, electricity and drainage  
are connected to the property.  
N.B. Tests have not been made of  
electrical, water, gas, drainage and  
heating systems and associated  
appliances, nor confirmation  
obtained from the statutory bodies  
of the presence of these services.  
The information given should  
therefore be verified prior to a legal  
commitment to purchase.

**TENURE**

Freehold.

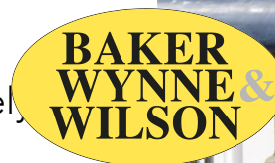
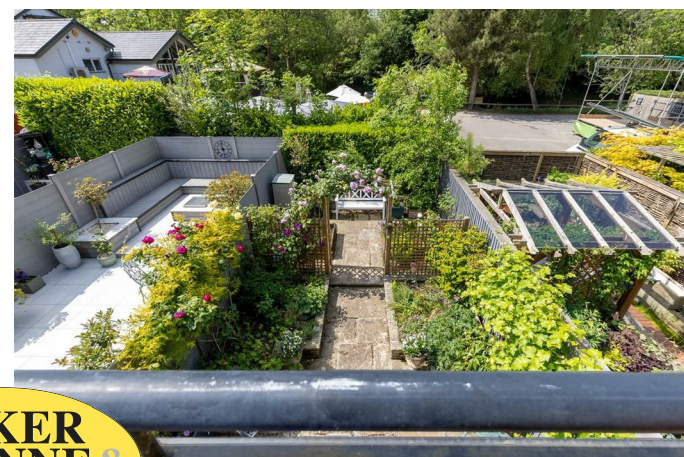
Management charge approximately  
£100 per quarter.

**COUNCIL TAX**

Band E

**VIEWINGS**

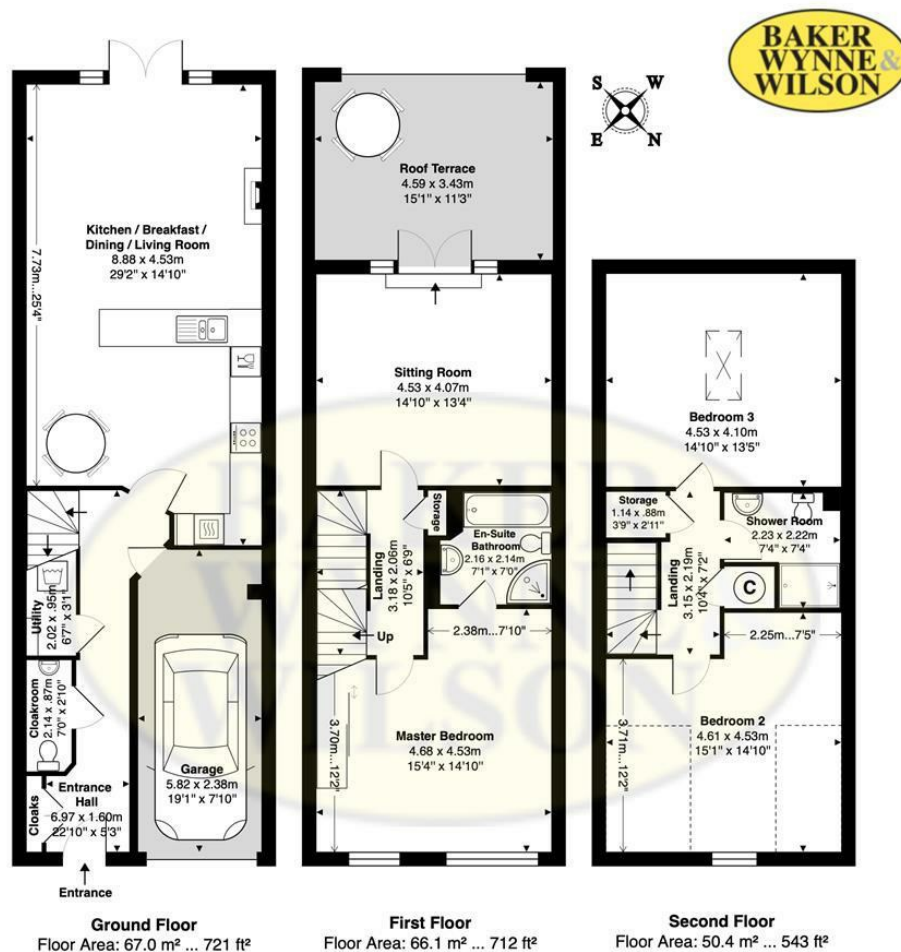
By appointment with Baker Wynne &  
Wilson  
01270 625214











#### 4 KINGBUR PLACE, AUDLEM, CREWE, CHESHIRE, CW3 0DL

Approximate Gross Internal Area: 183.5 m<sup>2</sup> ... 1975 ft<sup>2</sup> Includes Garage & Roof Terrace

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property