



**Chapel Lane**  
**Audley, ST7 8JN**

- A DETACHED RESIDENCE, NO CHAIN
- EXTENDED & REFURBISHED
- BEAUTIFULLY PRESENTED
- LOUNGE, DINING ROOM
- SPACIOUS BREAKFAST KITCHEN
- FRENCH DOORS TO THE GARDEN
- UTILITY AREA, NEW BATHROOM
- TWO DOUBLE BEDROOMS, 1ST FLOOR W.C

**£239,950**





## Property Description

### INTRO

The stunning extended detached residence of Rose Cottage, refurbished throughout to provide a beautiful property in a quiet tucked away yet very convenient location, IS AVAILABLE WITH NO CHAIN - And is one to be seen to be fully appreciated! Comprising lounge, a dining room, an extended well appointed breakfast kitchen with french doors to the garden, utility area, a ground floor bathroom, first floor landing, with two double bedrooms, a first floor cloaks/W.C wardrobe area off bedroom 2. Externally a forecourt to the front, a driveway provides parking spaces. A landscaped garden area which attracts the afternoon sun & a great degree of privacy. All new windows & doors, kitchens & bathroom, re-wiring, carpets decor etc. The property is within easy access to all facilities within this pleasant semi rural location. Viewing imperative without delay.



#### DIRECTIONS

Please follow Sat Nav with postcode ST7 8JN. From Bignal End follow New Road and in to Church Street on your left. Chapel Lane can be found on the right hand side next to Audley post office.

PLEASE NOTE when viewing the property our vendor has asked if applicants could park on the free car park next to Tesco. Parking in the lane is strictly for residents only.

#### LOUNGE

12' 6" x 10' 8" (3.81m x 3.25m)

Entered through a UPVC door with glazed panel. Window to the front elevation with plantation shutter. Fireplace with inset feature. Bespoke cupboard housing the gas meter and useful storage. Radiator. Door to:



#### DINING ROOM

10' 11" x 10' 9" (3.33m x 3.03m)

Window to the side elevation. Feature chimney breast with electric remote stove. Stairs to the first floor. Radiator. Steps to:



#### KITCHEN/BREAKFAST ROOM

15' 6" x 12' 7 max" (4.72m x 3.84m)

Newly built extension with vaulted ceiling with velux windows. Window to the rear elevation, patio doors to the side. A new kitchen with an extensive range of wall and base cupboards, black single drainer sink with swan neck mixer tap above, ample work surface with upstands. Built in oven, hob with extractor over. Built in under counter fridge and freezer, built in dishwasher. Concealed boiler. Wood effect flooring. Vertical radiator. Door to:

#### UTILITY ROOM

Plumbing for washing machine. Vent for dryer above. Door to:

#### BATHROOM

Window to the rear elevation. Newly installed Suite comprising: Panelled bath with shower over, shower screen, vanity unit housing a low level W.C, and wash hand basin. Splash back tiling to the walls, tiled floor.. Chrome towel rail.



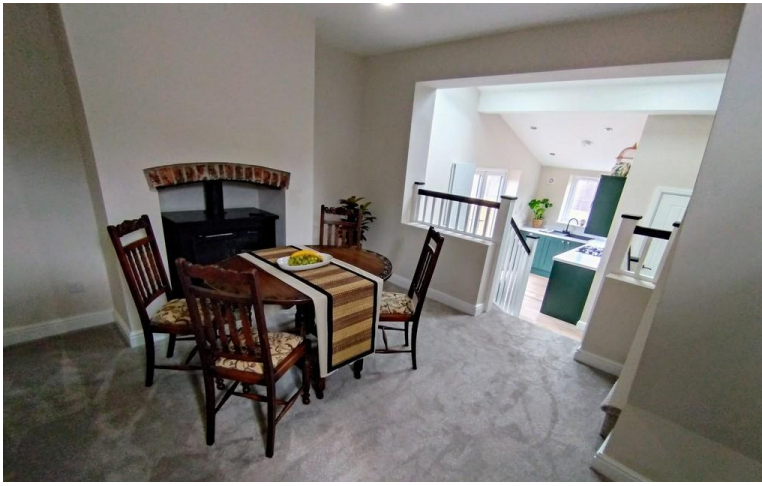
#### FIRST FLOOR LANDING

Access to the loft. Doors to:

#### BEDROOM ONE

12' 7" x 10' 11" (3.84m x 3.33m)

Window to the front elevation. Radiator.



#### BEDROOM TWO

10' 1" x 7' 11" (3.07m x 2.41m)

Another good size double with a window to the rear elevation. Over stairs wardrobe. Radiator.

#### WC

Vanity unit with low level W.C and wash hand basin. Splash back tiling. Radiator.

#### EXTERNALLY

##### FRONT

Brick wall with a block paved path leading to the front door.

##### SIDE

Gravel drive. Block paved path leads to:

##### REAR

Enclosed by fencing. A block paved patio and lawn garden. Rear access gate leads to the side of the property

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



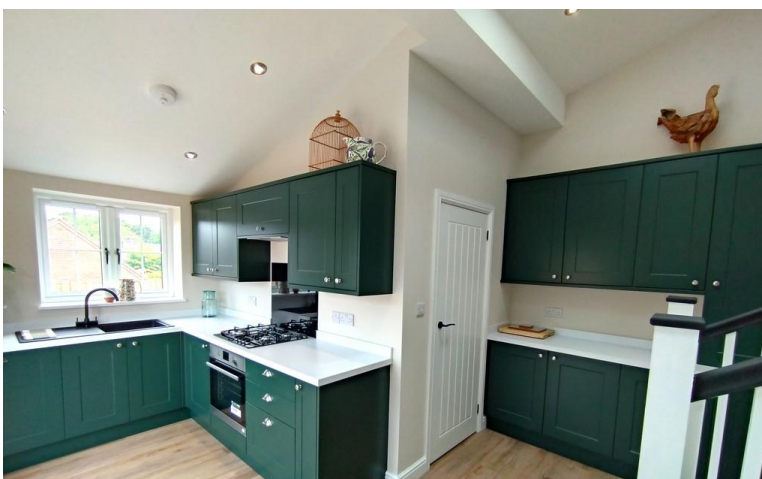
#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

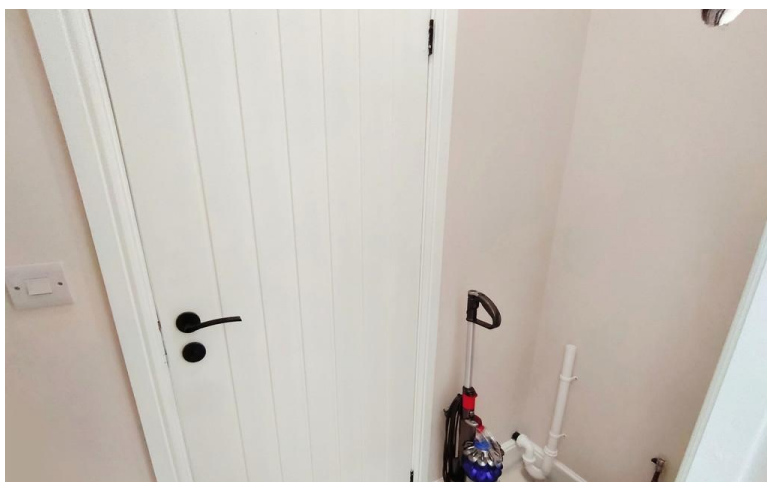


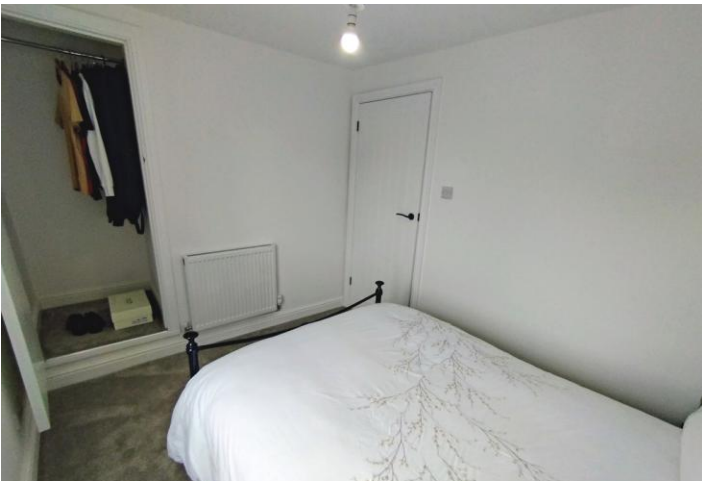
LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND B

NOTE - The vendor is related to an employee of Shaw's & Co Ltd

EPC RATING (PDF available online)  
Current: 62D Potential: 85B









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.

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

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Visual Builder

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 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements