



FOLLWELLS

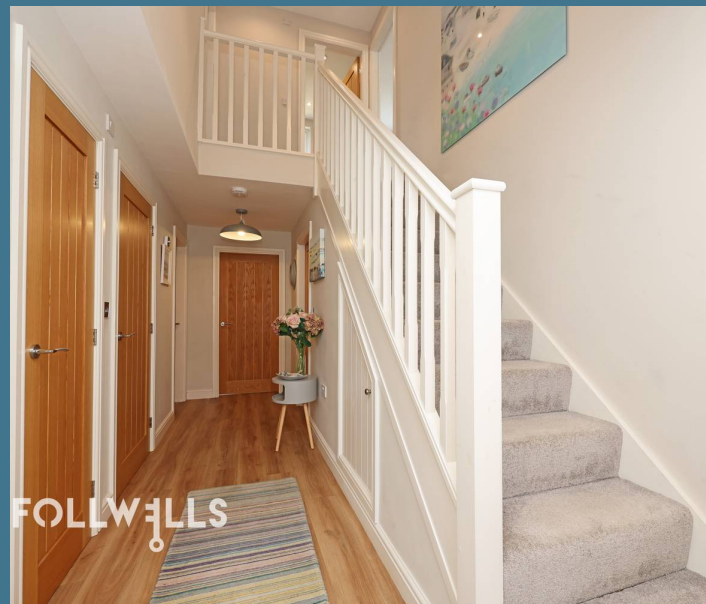
2 Nursery Gardens, Audley - ST7 8JS
£375,000

- Three Double Bedroom Detached Home
- Cul-de-sac Setting
- Modern Kitchen
- Utility Room
- Turn-Key Condition
- Driveway Parking
- Two Bathrooms
- Quiet Rural Outlook

Set on a private road within a small and peaceful cul-de-sac of four properties in the heart of Audley. This beautifully presented three double-bedroom detached home offers an appealing semi-rural village lifestyle with open countryside on the doorstep and a lively high street filled with local shops, traditional pubs and a strong community feel. The location is particularly well regarded for its excellent local schools, with easy access to the M6 motorway, making it a highly attractive choice for families and professionals seeking convenience and village charm.

Approached via a paved driveway with parking for two cars, the property features plantation shutters and a covered porchway leading into a generous entrance hallway. To the front sits a flexible sitting room/ home office or third bedroom, ideal for guests, home working or additional living space. The ground floor also includes a cloakroom, a bathroom containing a bath with overhead shower, sink and WC, and a useful understairs storage cupboard.

The kitchen is fitted with a range of built-in appliances and a gas hob, with a separate utility/laundry room offering a sink, cupboard space and housing the boiler. From here, a door leads out to the rear garden. The outdoor space wraps around the property with a paved patio and lawn, a storage shed, gated access to the front and a private, not-overlooked greenbelt rural aspect.





A standout feature of the home is the main lounge/dining room, a superb full-length space with patio doors opening to the rear and a window at the opposite end, creating a bright, dual-aspect room overlooking green space. It offers an excellent backdrop for everyday living and entertaining.

Upstairs, the landing leads to a bright main bedroom with windows at both ends, enhancing natural light. The second bedroom includes a useful storage cupboard and a skylight window. A modern shower room completes the first floor, fitted with an enclosed shower, WC and sink.

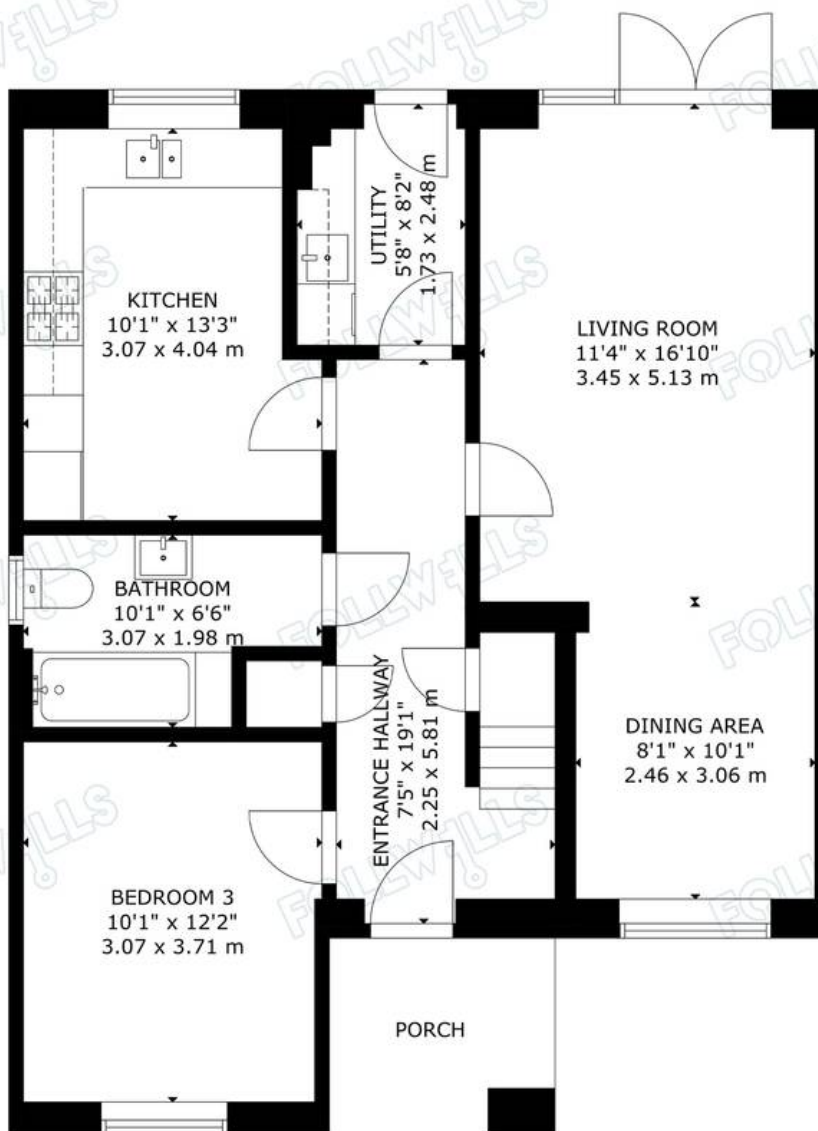
Altogether, this is a rarely available opportunity to purchase a beautifully positioned home in one of Audley's most desirable spots. With its spacious accommodation, private plot and turn-key presentation, it represents an excellent chance for buyers seeking a property that combines village living with modern comfort.

Council Tax band: D

Tenure: Freehold

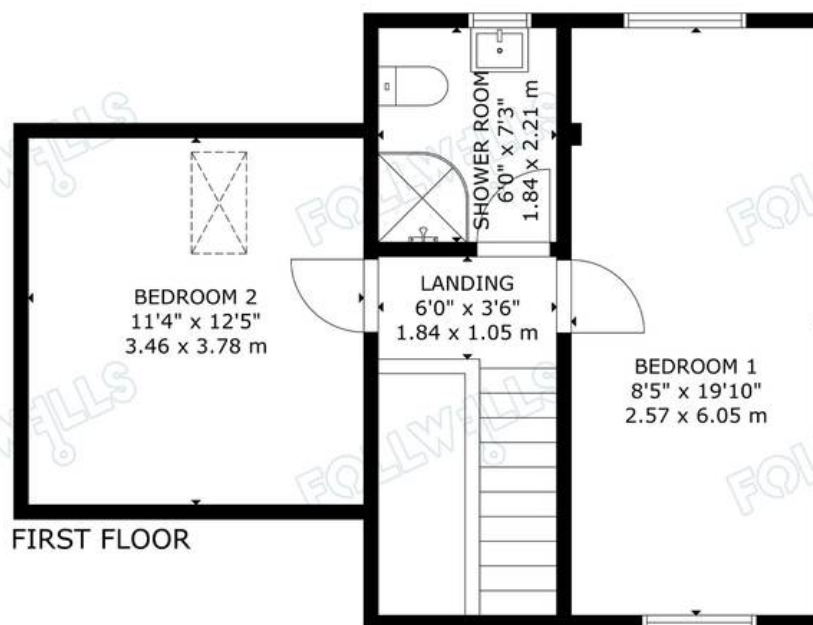
EPC Energy Efficiency Rating: B





GROUND FLOOR

FOLLWELLS



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 113 m²/1,220 sq ft
GROUND FLOOR: 72 m²/776 sq ft, FIRST FLOOR: 41 m²/444 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
PICTURE UK