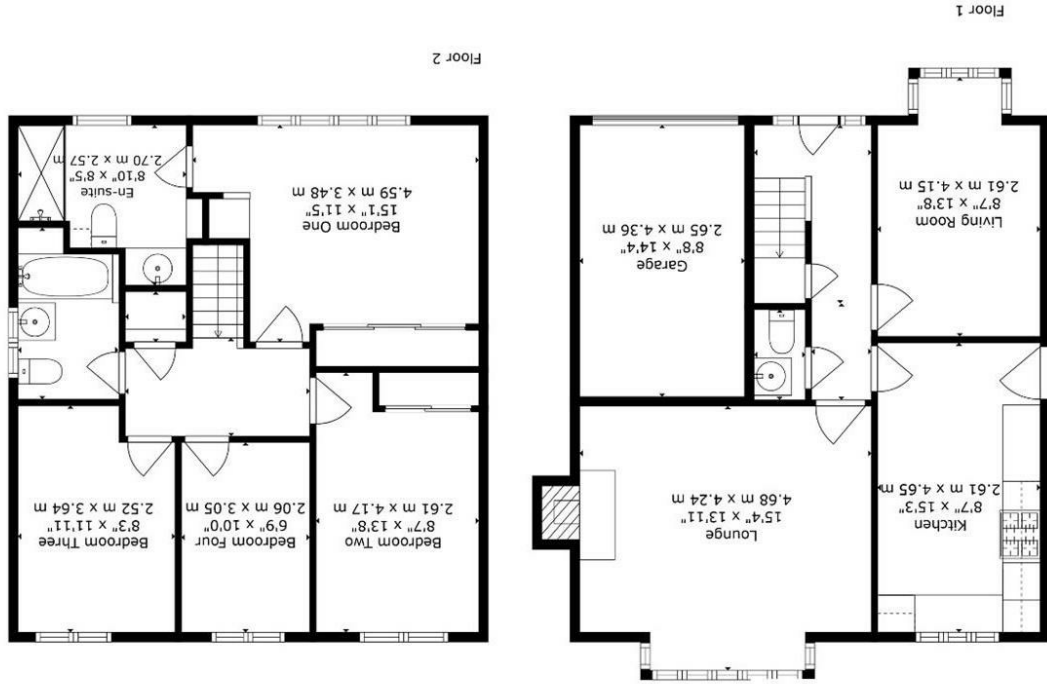
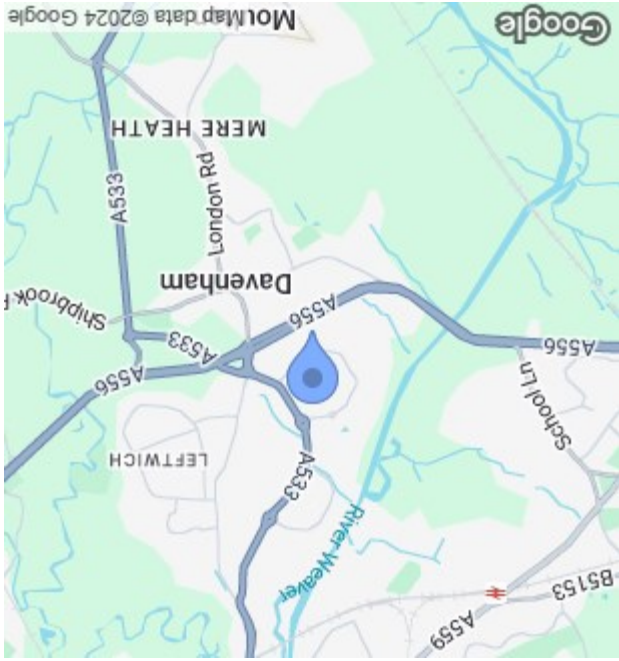
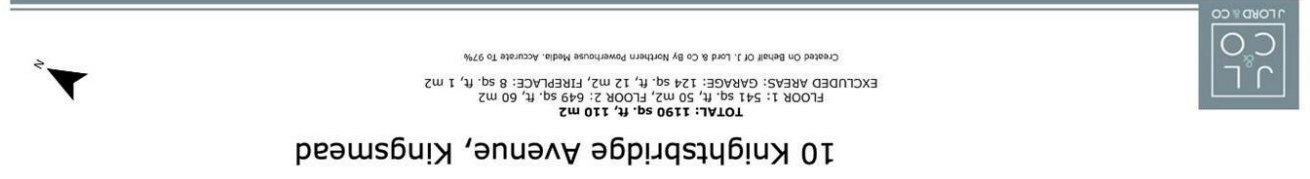


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

| England & Wales                             |             |
|---|-------------|
| EU Directive 2002/91/EC                     |             |
| Very energy efficient - lower running costs | (92 plus) A |
|   | (81-91) B   |
|   | (69-80) C   |
|   | (55-68) D   |
|   | (39-54) E   |
|   | (21-38) F   |
| Not energy efficient - higher running costs | (1-20) G    |
| Current                                     | 71          |
| Potential                                   | 81          |



10 Knightsbridge Avenue  
Kingsmead  
Cheshire  
CW9 8GE



Asking price  
£415,000



10 Knightsbridge Avenue Kingsmead, Cheshire, CW9 8GE

In a slightly elevated position behind an immaculately kept lawn and private driveway, step in from the shelter of a canopied entrance and you'll find an excellent hallway with subtly patterned walls that continue seamlessly up and out across the first-floor landing.

Sitting peacefully to the rear of the ground floor an exceptional lounge is beautifully lit by bay windows that fill the generous proportions with natural light and garden vistas. Elegantly presented with ample space for everyone to relax and spend time together, it pairs the modern convenience of a gas fireplace with the intricate detailing of focal point mantelpiece.

With bay windows of its own, an additional living room produces a wealth of possibilities. Versatile to your needs, it is easy to see that this could be a wonderful play/TV room, formal dining room or a dedicated home office.

Equally impressive and with the convenience of side access to the gardens, a supremely well-appointed kitchen/dining room is fully fitted with the classic design of traditional farmhouse cabinets topped with pale worktops. Integrated appliances include a gas hob, double oven, fridge freezer and dishwasher and there's plenty of functional storage and workspace. The space can also accommodate a family sized dining table.

Cleverly incorporated beneath the stairs, a ground floor cloakroom is ideal for guests and a deep cupboard provides handy hidden storage.

Upstairs a central landing unfolds onto a series of bedrooms that supply an ideal measure of flexible family accommodation. A wall of fitted wardrobes provides an enviable amount of storage to the main bedroom that has the added luxury of an en suite shower room. Looking out over the greenery of the garden three additional bedrooms sit to the rear and whilst the second double bedroom has fitted wardrobes the other bedrooms offer space for freestanding furniture.

Together they share a family bathroom with an illuminated arched alcove and a heritage suite that includes an inset panelled bath with telephone taps. Well-presented, both the en suite and bathroom provide plenty of space for all.

Outside, borders stocked with a bounty of mature shrubs encompass the idyllic south-west facing rear garden of this Kingsmead home. Impeccably maintained, an established lawn gives children a chance to play, while a landscaped patio provides the perfect spot for al fresco drinks and meals with friends.

To the front of the house a brilliantly broad private driveway combines with the attached garage to give off-road parking to several vehicles. A secure side gate allows guests to join you directly on the patio, and a colourful bed of lovingly planted evergreen shrubs reaches down along an exemplary lawn offering a hugely inviting first impression.

