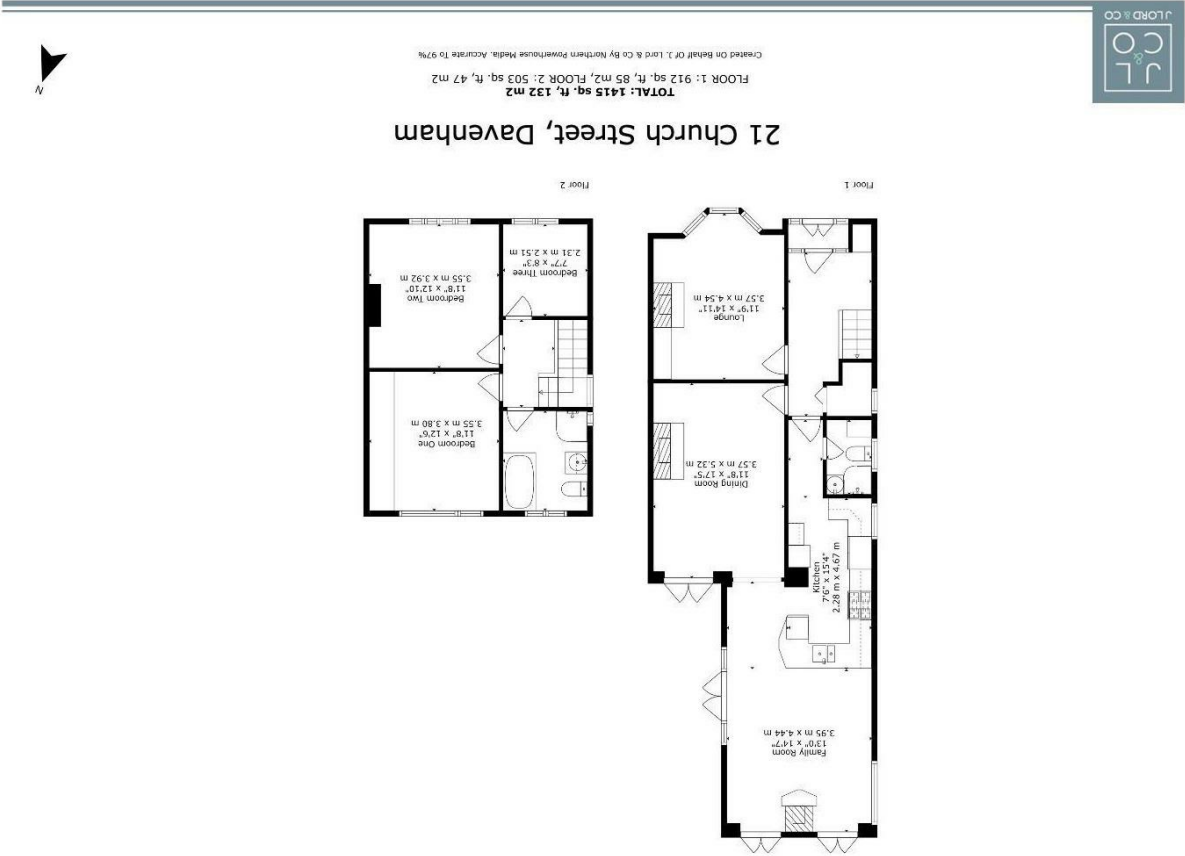
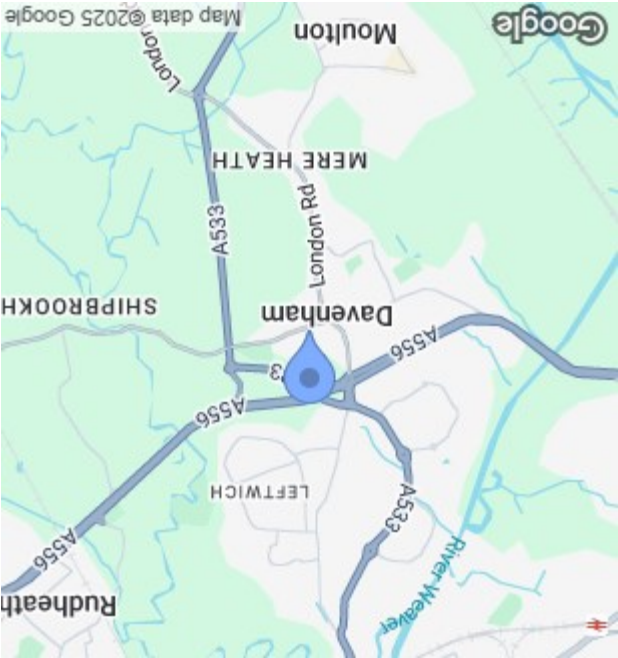


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

Energy Efficiency Rating		
EU Directive 2002/91/EC	Current	Potential
	66	80
England & Wales		
Not energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very energy efficient - lower running costs		



21 Church Street
Davenham
Cheshire
CW9 8NE



Asking Price
£460,000

Sitting back from the quintessential setting of Church Street in the village of Davenham, the bay fronted red brick façade paints an instant picture of the character and charm on offer. Once inside you'll find contemporary detailing paired with a heritage palette of soft subtle greys, warming tones and cool crisp whites. With the classic patterns of a herringbone floor running beneath your feet, the stylish hallway unfolds onto an exceptional lounge where a period fireplace makes it easy to imagine curling up on the sofa in front of the warmth of a real fire. Elegant picture rails wrap-around overhead and whilst the curve of bay windows provides the perfect spot for a desk, shelving and cabinets nestle within a wide chimney breast alcove.

With a focal point fireplace of its own, the adjacent formal dining room echoes the immaculate presentation generating a hugely versatile space for everyone to enjoy. Its impressive dimensions open onto the patio via sleek grey framed French doors, while a wide archway tempts you through into the magnificently created open plan design of the kitchen and family room.

Double aspect French doors allow the patio to play an integral part of your daily life, perfectly placed skylights within a vaulted ceiling enhance the sense of light and space, and a log burner encased in a tower of exposed brick gives a brilliantly Nordic Hygge vibe. The wrap-around kitchen adds to the sociable feel of the space and houses space for a range cooker, dishwasher, fridge freeze and wine fridge. Granite countertops lend a considered contemporary twist to painted country cabinets and under-mounted sinks are positioned to keep you in touch with what's going on in the family room and garden. Bar stool seating space is ideal for everything from a morning coffee to a pre-dinner glass of wine.

Upstairs the aesthetics continue seamlessly throughout a duo of superb double bedrooms and a notably sized single bedroom. Supplying plenty of flexibility for a growing family or anyone longing for a dedicated home office, together they share a deluxe bathroom with a curved corner bath and a walk-in waterfall shower. An equally first-class ground floor shower room with feature stone mosaics makes life that little bit easier on busy mornings!

Step out from the French doors of the dining and family rooms and you'll find a wonderfully private idyllic garden stretching out before you. The extended layout of the ground floor produces a lovely degree of privacy to a patio that reaches around the rooms and unites with a decked terrace to give you an abundance of space for al fresco dining and entertaining. Bordered by high fencing and the evergreen foliage of trees and shrubs, the extensive lawn gives children every opportunity to play or for your four-legged friends to stretch their legs and explore. At the front of the property the bricked paved frontage has private off-road parking space for multiple vehicles.

