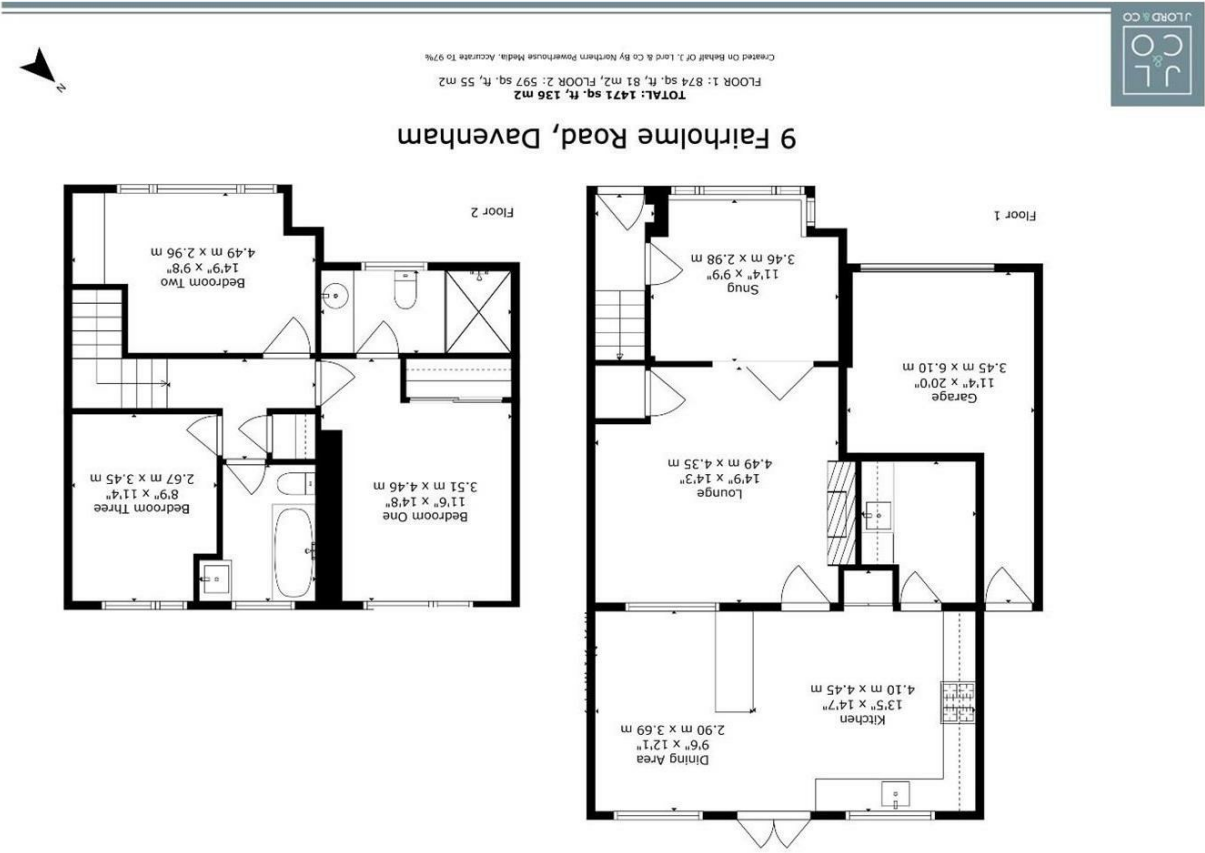
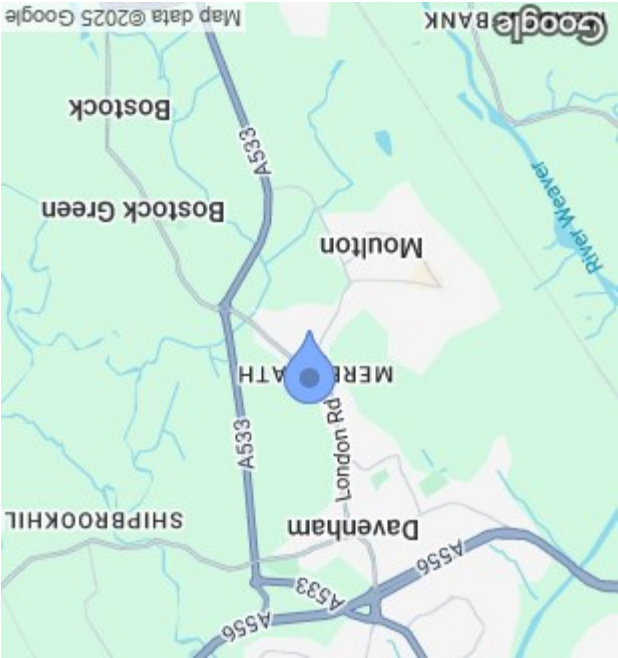


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-54)
	D	(55-68)
	C	(69-80)
	B	(81-91)
	A	(92 plus)
Very energy efficient - lower running costs		
Potential	Current	
	64	82



9 Fairholme Road
Davenham
Cheshire
CW9 8LD

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- 2
- 2

Asking Price
£390,000

Sitting back from the immaculately clipped hedging of a walled frontage when you step inside you'll discover a hugely free flowing ground floor that produces an impressive sense of style and space. Delineated by tastefully chosen timber framed bi-fold doors, interconnecting reception rooms provide defined spaces in which to relax, entertain or work from home, whilst giving the option to have one superb open plan space when needed.

Filled with light from south-west facing bay windows a stylish snug to the front offers a refined pop of colour with its teal blue walls and a great chance to have a dedicated study/office if you need one. Its notable dimensions flow into the central lounge where the rich cow parsley patterns of an accent wall lend a sophisticated grown-up feel while the warming flames of a contemporary gas fireplace sit sleekly within a chimney breast dressed in rustic split face slate mosaics. The width of the chimney breast provides the ideal spot to hang a wall-mounted TV above the floating wooden mantelpiece, while the clever inclusion of a glass brick wall in the room allows a lovely flow of natural light to filter in. A deep under-stairs cupboard gives plenty of hidden storage and an integrated speaker system is a finer detail that makes this room such an inviting place to spend time in.

Venture further and stretching out across the full width of the house a superb kitchen/dining room combine to produce an undeniable wow factor. Each area is bathed in light from its own roof lantern and both French and sliding doors open to allow the landscaped patio to become an extension of the house. Stylish modern cabinets and black quartz countertops wrap-around the large kitchen housing a great array of integrated appliances and supplying an impressive measure of storage and workspace. The notable proportions easily accommodate a dining/breakfast table and beneath a duo of glass pendants a central and supremely stylish bar peninsula with geometric tiled sides provides an enticing spot to enjoy everything from a morning coffee to an evening cocktail, while tucked away out of sight a utility room has space for your laundry appliances.

Upstairs a palette of warm neutral hues lends a highly calm and restful feel to three double bedrooms ideally sized for a growing family. With fitted wardrobes and garden vistas, an accomplished main bedroom has the added luxury of an en suite where a glass framed waterfall shower has a wetroom drain inset into its refined stone tiles. Iridescent mosaics lend a touch of glamour to a family bathroom its full sized bath, countertop basin and wall-mounted towel radiator.

Giving daily life every opportunity to tumble out into the fresh air the doors of the kitchen and dining room connect you with a considerable paved patio that gives you the perfect excuse to enjoy al fresco entertaining on a grand scale. With space for a hot tub and seating area it's L-shaped design extends down alongside a large established lawn providing you with a considerable outdoor dining space. Timber framed beds are fully stocked with mature shrubs and broad steps entice you up to a prodigious raised garden where pebbles and paving create further seating space and a second lawn allows children to have their own dedicated play area. A modern timber shed has storage for bikes, barbeques and garden furniture, and the majestically tall trees to the rear add privacy as well as an idyllic backdrop to these hugely attractive gardens.

At the front of the property mature shrubs line a private brick paved driveway that together with an attached garage has off-road parking for several vehicles. Walled and exemplary, the adjoining frontage has the classic focal point of a mature tree and clipped hedgerows that lend symmetry and elegance.

