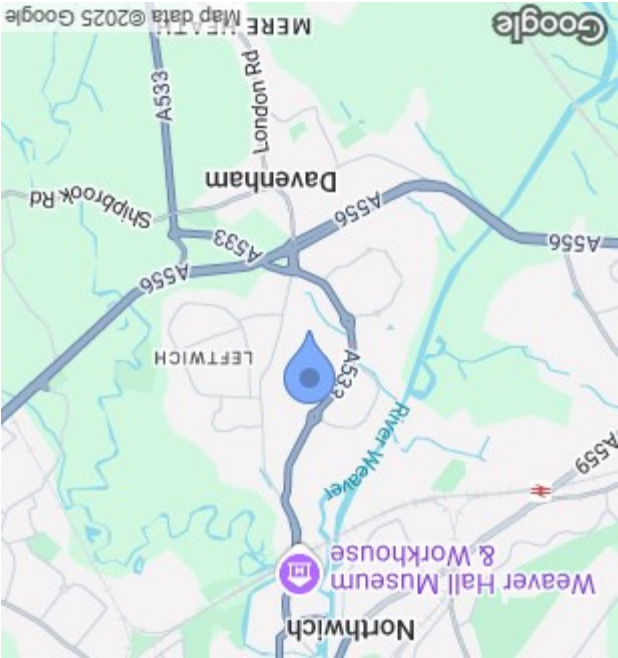


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only.
Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

12 Houghton Close, Kingsmead
Approximate Gross Internal Area:
1990 sq.ft 185 sq.m



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



12 Houghton Close
Kingsmead
Cheshire
CW9 8NW



Asking Price
£575,000

Sitting back from Houghton Close behind a prodigious brick paved driveway, the canopied doorway of a double fronted façade entices you into a light filled layout with a huge amount of flexibility to be adapted to your own lifestyle needs. Exquisitely styled, its beautiful flow generates a prized sense of space with a cohesive aesthetic that lends a quietly understated feeling of luxury.

Unfolding from a central entrance hall a superb lounge makes it effortlessly easy to relax and unwind. With plush carpeting underfoot and the contemporary clean lines of a glass fronted fireplace set sleekly recessed, its more than generous dimensions offer ample chance to spend time together. However, it is perhaps the accomplished arrangement and specification of the interconnecting kitchen, family room and dining area that truly generate the heart of this home. Fluid and simply stunning, they combine to create somewhere special for day to day life, celebrations or entertaining on a grand scale. The magnificent kitchen is fully fitted with an abundance of handleless cabinetry and an enviable array of integrated appliances that includes everything from a fitted hot top, wine cooler, built in sound system to eye-level tower ovens. White granite countertops curve to form a bar stool seating area that both delineates and unites the open plan layout, while a hidden utility area keeps laundry out of view and gives easy access to the garage. The immaculate wood floor flows seamlessly across the notable family area and through a wide archway to an outstanding dining area where wrap-around glazing allows garden views to be carried through and French doors connect with an extensive patio. A ground floor cloakroom is ideally placed for guests and busy school day mornings, while a brilliantly incorporated office echoes the excellent presentation producing a superior place in which to work from home. Its fitted modern desk easily accommodates two people with room to spare and stylish wall-mounted cabinets provide storage without encroaching on the floor space.

Explore upstairs and you'll find that the cherished measure of light and space continues in a succession of five bedrooms flowing around a central landing. Utterly exceptional, each and every one creates first class family accommodation. A sophisticated sanctuary, the main bedroom is bathed in light from wide bay windows and a plethora of perfectly placed downlights. Fitted wardrobes proffer a prized degree of storage and a luxury en suite shower room adds a sublime wow factor. Teenagers will appreciate the privacy that a second double bedroom with an en suite of its own has to offer, while the three additional rooms are each finished with fitted wardrobes. Arranged in a refined tile setting, the considerable family bathroom matches and rivals the luxury of the en suites with its inset jacuzzi bath and walk-in waterfall shower.

Outside, the French doors of the dining area open to allow the paved patio to play an integral part of your daily life with room to sit and enjoy a morning coffee, al fresco dining or a favourite nightcap beneath the stars. An established lawn is framed by the colour and greenery of fully stocked flowerbeds and a raised decked terrace is ideally sized for reclining in the summer sun. At the front of the property an extensive brick paved driveway unites with the integral garage which offers an electric door which gives the convenience of private off-road parking to several vehicles.

