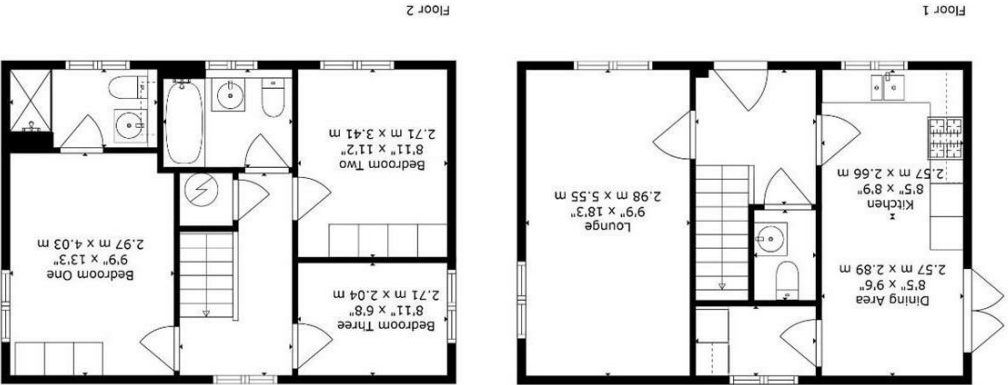
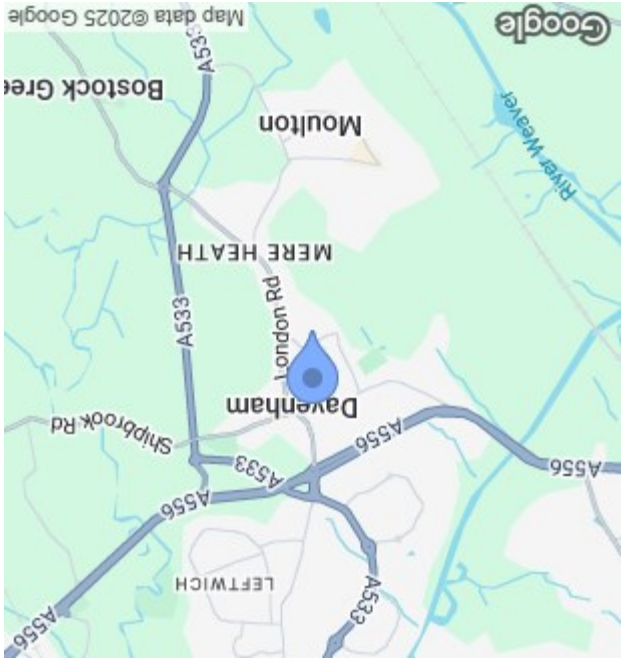
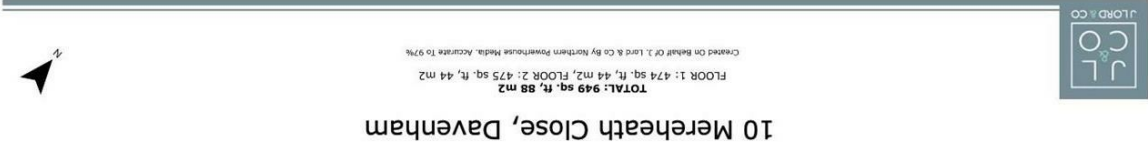


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-80)
	A	(81-100)
Very energy efficient - lower running costs		
Potential	Current	
93	81	



10 Mereheath Close
Davenham
Cheshire
CW9 8SP



Offers Over
£375,000

10, Mereheath Close Davenham, Cheshire, CW9 8SP

Sitting back from the immaculate greenery of perfectly clipped hedgerows, a double fronted façade with elegant red brick detailing framing its windows hints at the attention to detail that awaits you inside. Stepping through the canopied doorway you'll find a beautifully flowing layout unfolding from a wide central hallway. Stretching out over the full depth of the house a double aspect lounge is both stylish and sophisticated with its tasteful combination of cashmere hues and cool crisp whites. Soft plush carpeting keeps things cosy underfoot and the notable dimensions make it easy to include a play or desk/study area if required.

Giving a hugely cohesive feel, the excellent aesthetics are echoed in an equally sizable kitchen and dining area that's perfect for day-to-day life and those who love to entertain. The contemporary fully fitted kitchen pairs first class cabinets and countertops with an array of integrated appliances that offer every convenience. A gas hob comes with a stainless steel splashback and chimney extractor, a duo of tower ovens are housed in a bank of full height cabinets, and a dishwasher and fridge freezer are hidden from view. The large L-shaped design is finished with a superb wood effect flooring that flows seamlessly into a dining area where French doors entice you out onto the first of two patios. A matching utility room sits discreetly tucked away with space for laundry appliances and there is also the benefit of a convenient ground floor cloakroom.

With natural light tumbling down from above, the central staircase leads the way up to the first floor where the outstanding levels of presentation continue throughout each of the three bedrooms. The pared-back aesthetic lends a calm and restful feel to an enviable main bedroom that has a smart modern en suite shower room. The second double bedroom offers plenty of space, while the generous third bedroom is currently used as an exceptional home office. Completing the layout, a stylish family bathroom is arranged in a refined oversized tile setting and has a full sized bath with a glass screen and overhead shower.

Outside a beautifully landscaped frontage, set within a hugely prized location on Mereheath Close this property offers an enhanced sense of privacy from the surrounding homes. Bordered by traditional rustic farmhouse fencing and immaculately clipped hedging, a large established lawn gives distance from passers-by, while further hedging frames a broad brick paved driveway. Adding the perfect finishing touch, a thoughtfully curated selection of low level conifers and shrubs sit to either side of a paved pathway to the handsome double fronted facade of the property.

When you step out from the French doors of the dining area you'll find it effortlessly easy to enjoy al fresco dining with family and friends on a choice of landscaped patios. Attractive high fencing provides a cherished measure of privacy and a charming stepping stone path reaches out across a considerable lawn taking you from one patio to the other and allowing you to follow the sun throughout the day. Fully stocked flowerbeds and a feature tree provide colour and interest through the seasons and a timber shed supplies handy external storage for bikes and barbeques.

