

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.

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### 41 Landswood Park, Hartford

Approximate Gross Internal Area:

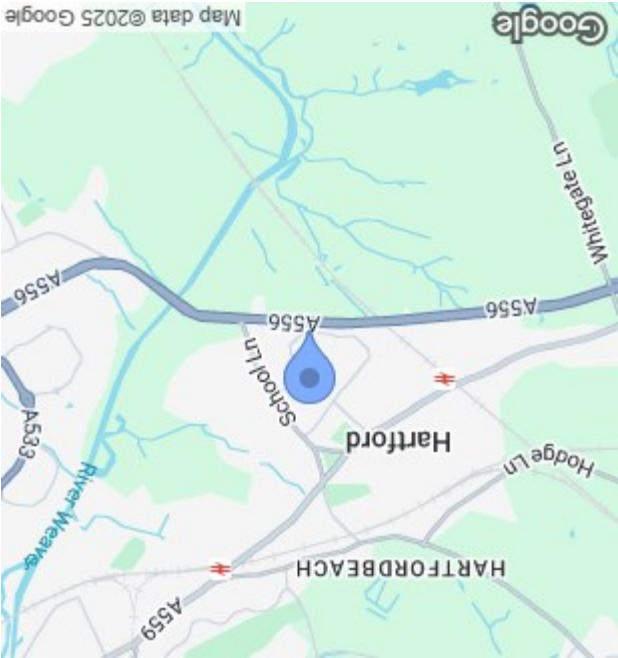
2311 sq.ft 215 sq.m



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01606 351133  
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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC	Current	Potential
	66	79
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



41 Landswood Park  
Cheshire  
CW8 1NF



£575,000



Immaculately styled from head to toe this property is ready for you to simply move in and unpack. Utterly accomplished, its extended dimensions unfold across an impressive 2311 sq ft with a beautifully curated layout that's equally perfect for family life and those who love to entertain. Behind a handsome pale brick façade, tastefully chosen detailing such as window shutters, refined heritage hues and accent pops of colour, flow freely throughout generating a hugely calm and cohesive feel to rooms that are both family and adult friendly.

Double doors open from a light filled hallway giving a grand entrance to a breath taking open plan space that encapsulates modern day life. A magnificent wow factor with a minimalist clean line aesthetic this spacious design flows out into south-facing gardens via twin sets of bi-fold doors giving you every opportunity to filter out into the sunshine. Beneath copious spotlights the high sheen of a tiled floor matches the cool white of the walls and bounces natural light throughout and while the extensive family and dining areas provide a wealth of adaptable space in which to relax and entertain, the exceptional kitchen is supremely well-appointed with handleless cabinetry that echoes the streamline design. Its first class integrated appliances include a duo of eye-level ovens, dishwasher, induction hob and boiling tap, while a brilliantly broad island with bar stool seating lends a playful yet refined pop of colour and subtly delineates this outstanding space.

Enhancing the sense of space further still the layout opens into an adjoining large lounge where a wood floor adds a warming balance and a contemporary glass fronted fireplace sits sleekly within an accent wall. A utility room with handy side access keeps laundry appliances hidden from view and a ground floor cloakroom is an added bonus for any busy household.

Explore upstairs and you'll find four bedrooms producing an ideal amount of flexibility for family life and working from home. A large main bedroom has stylish fitted wardrobes and the added luxury of a stunning en suite shower room, while the three notable additional rooms share a family bathroom that rivals its specification with an inset bath and floating console basin arranged in a chic stone tile setting. An equally stylish adjacent cloakroom makes busy mornings that little bit easier.

Outside, the bi-fold doors connect with south-facing gardens that add an attractive backdrop to the open plan living spaces. High laurels, evergreen shrubs and elegant rose bushes frame an extensive lawn, and fencing stretches out to the rear. At the front of the house a further lawn and beds of shrubs conjure a welcoming introduction and a great sense of distance from passers-by, while a considerable brick paved driveway and attached double garage provide private off-road parking for several vehicles.

