



I Holst Gardens
Moulton
Cheshire
CW9 8XT

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Asking Price
£315,000



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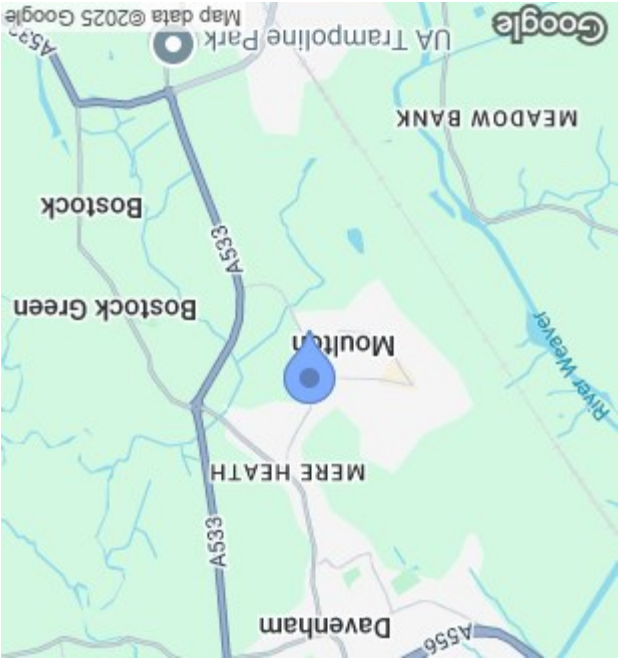
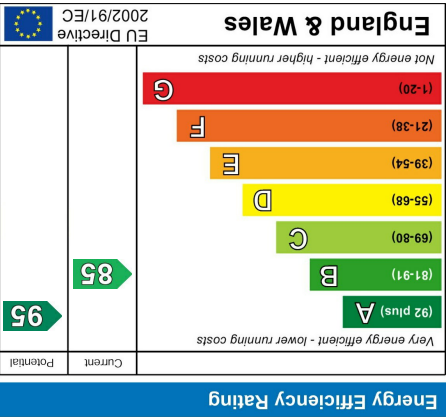
1 Holst Gardens, Moulton

Approximate Gross Internal Area:

1274 sq. ft 119 sq.m

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%.

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.



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Behind the clipped hedgerow of the landscaped frontage, a handsome red brick façade with a canopied doorway proffers an enticing first impression.

Once you step inside, you'll find a thoughtfully incorporated entrance hallway which flows into an accomplished lounge that instantly achieves the fine balance of being family friendly as well as restful and relaxing. The treetops and greenery outside lend the feeling of a countryside backdrop and a deep under-stairs cupboard gives hidden storage without encroaching on the pared-back aesthetic.

Generating an easy flow, the room unfolds into an adjoining kitchen and dining area where sliding doors offer a seamless connection to the south-facing patio. The geometric patterns of a grey and copper feature wall stretch out; defining the spacious dining area, while the monochrome kitchen houses an array of integrated appliances. An impressive wealth of gloss white cabinets and sleek black countertops wrap-around providing an enviable degree of storage and workspace that's both stylish and functional, and a stainless-steel sink is placed to keep you in touch with what's going on in the garden. Tucked discreetly out of sight, a convenient ground floor cloakroom makes life that little bit easier.

The cohesive design scheme continues upstairs where four immaculate bedrooms pepper the upper two storeys. Sophisticated and spacious, a sublime double aspect main bedroom sits exclusively on the top floor producing a wonderful haven from the hubbub of any given day. Its notably high ceiling and considered presentation enhance the sense of light and space, whilst tastefully chosen fitted wardrobes give ample storage and a light filled en suite shower room adds a deluxe finishing touch. Three further bedrooms sit on the first floor with the versatility to include a home office, gym or playroom. Together they share an impeccable family bathroom with a floating basin and a full size bath with an overhead rainfall shower all arranged in a glazed mosaic tile setting.

To the rear of the house the sliding doors from the dining area make it effortlessly easy for daily life to filter out into the enclosed south-facing garden where a broad paved patio is ideally sized for al fresco drinks/barbeques and an established lawn gives children the chance to play. At the front the tasteful landscaping, wrought iron detailing and perfectly clipped high hedgerow prompt a refined introduction to the lifestyle and offer. A long private driveway and detached garage give off-road parking to several vehicles, while the well-kept greenery of the cul de sac includes a fabulous children's playground area.

