

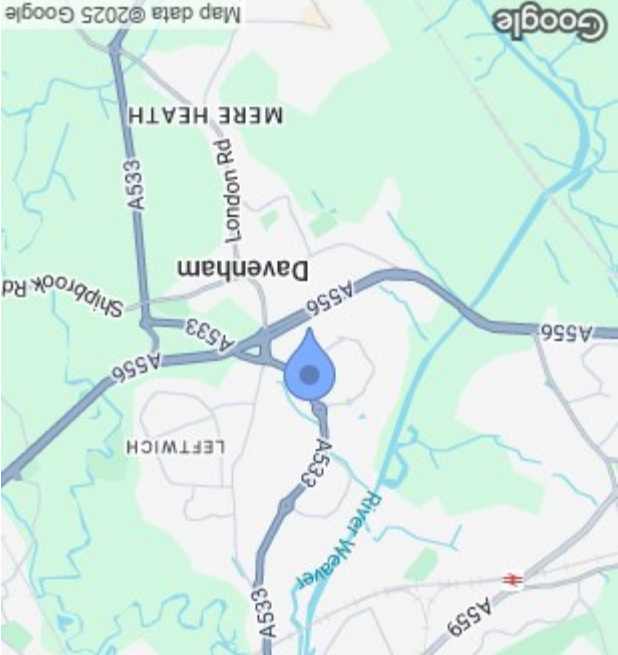
33 Coronet Avenue, Kingsmead

Approximate Gross Internal Area:
933 sq. ft 87 sq. m



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		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
		Potential
		Current
		74
		87



33, Coronet Avenue, Kingsmead, Cheshire, CW9 8FX

Behind the greenery of a considerable front garden, the decorative blue timbers and canopied entrance of a classic red brick façade instantly engenders an enticing introduction. Equally ideal as a first home, family home or a Buy to Let investment, this Kingsmead property has a hugely fluid feel.

On the ground floor a spacious double aspect lounge looks out onto an abundance of evergreen foliage. Filled with sunlight, its notable proportions easily accommodate plenty of seating as well as a desk/study or play area. A contemporary fireplace framed by an elegant surround adds a picture-perfect focal point, while the brilliantly broad chimney breast alcoves have space for consoles, shelving or cabinetry.

Adding to the sociable feel, this impressive room connects to a fully fitted kitchen/dining room where French doors tempt you out onto a stone paved patio. A wealth of gloss white cabinets wrap-around the considerable kitchen producing a sleek streamlined feel. Integrated appliances include an oven and gas hob and there's dedicated under counter space and plumbing for a freestanding washer/dryer. The timber tones of the countertops complement the flooring, and the texture and hues of brick tiled splashbacks add a rustic country kitchen finishing touch. With the French doors making it easy for life to tumble out into the garden, the generous dining area is ideal for both day-to-day meals and evenings catching up with friends. An enclosed entrance porch/hallway with recessed storage for coats, bags and shoes gives a cherished measure of privacy and also offers a convenient ground floor cloakroom.

A lovely amount of natural light filters down from the first floor where the landing unfolds onto a trio of notably sized bedrooms. The main bedroom is styled with tastefully chosen overbed storage and matching wardrobes. Together with two further bedrooms it shares a smart family bathroom arranged in a white tile setting punctuated with stone mosaics. The bath has an overhead shower, and a mirror door wall cabinet provides handy storage.

Outside, high leafy hedgerows border a considerable lawn prompting a fantastic level of privacy. The established south-west facing lawn has space for children to play or to sit in the sun, while to its side a substantial private driveway combines with an attractive garage to give off-road parking to several vehicles. The blue timber décor and door of the garage beautifully replicates the detailing of the house to give a cohesive design and inviting first impression. To the rear, the French doors give you every excuse to enjoy al fresco drinks and barbeques on the stone paved patio and enclosed garden.

