

10 CALVELEY CLOSE
KINGSMEAD

INTRODUCING



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KINGSMEAD

Prestigious detached property in a prized position within the Kingsmead development.

Immaculately styled and opening onto equally impressive, landscaped gardens, this luxury residence sits peacefully tucked away to the rear of a rarely available brick paved cul de sac. Tastefully refined and with the added advantage of a detached garage, its prodigious layout is equally suited for a growing family or those who love to entertain.

A manicured lawn and double width driveway instantly engender a cherished level of distance from the world outside, with a completely open outlook over the front of the property this lends an excellent introduction to a handsome façade.

Inside, a beautifully fluid layout is peppered with discerningly chosen feature patterned walls that blend seamlessly with a pared-back aesthetic. The interior finish of the front door has been expertly colour-matched to seamlessly coordinate with the internal doors featured throughout the property, demonstrating an admirable attention to the smallest of details.









HOMELY COMFORT, EFFORTLESS ELEGANCE

With the homely glow of a wood burner nestled within an elegant fireplace, a spacious lounge creates a hugely enticing place to relax and unwind. An expansive wall of dandelion clock patterns stretches out behind lending a gentle pop of colour and personality, while timber framed glazed doors slide open to reveal the magnificent design of an open plan living space that effortlessly adds that all important wow factor.



ENTERTAIN WITH EASE, RELAX IN LUXURY

Reaching out across the full width of the house, it's here that you'll find every reason to spend time together. Twin sets of French doors in the exemplary dining/sitting areas allow the patio outside to play an integral part of daily life, and the interplay with the lounge means that you can have one fabulously flowing space for large family gatherings and celebrations.

Cleverly delineated by a subtle change in flooring, the first class kitchen area is fully fitted with superior Shaker cabinetry topped with sleek black granite. Integrated appliances include a tower of ovens, an induction hob, fridge freezer and dishwasher, and a duo of pendants illuminates a central island with bar stool seating.

Tucked discreetly out of sight, an adjoining utility room, with handy side access houses laundry appliances.

A ground floor cloakroom with the charm of a porthole window is ideal for busy households.









RESTFUL RETREATS, TASTEFULLY DESIGNED

The accomplished aesthetic of accent patterns and warm neutral tones continues upstairs where four exceptional bedrooms unfold from a central landing.

Sophisticated yet inviting, the main bedroom is filled with natural light. It has ample storage within fitted wardrobes and the added luxury of an en suite shower room.

ROOM TO RELAX, WORK & RECHARGE

The second bedroom has a wealth of fitted storage of its own and two further generous bedrooms sit peacefully to the rear, and offer plenty of opportunity to create a dedicated home office if you need one.

Together they share an enviable family bathroom arranged in a ripple tile setting; with a herringbone floor underfoot, the sleek clean lines of its contemporary suite include a deluxe bathtub with freestanding taps.









LUXURY, INSIDE & OUT

Outside, the beautifully designed rear garden complements the house and has a coveted measure of privacy and tranquillity. The French doors of the family/dining areas give you every opportunity to step out onto a brilliantly broad and deep paved patio ideally sized for al fresco dining on grand scale, while an immaculately maintained lawn is bordered by the curves of slate shingle beds planted with mature shrubs and trees.

The quintessential blooms of a dwarf magnolia provide an instant focal point and it is easy to see that the large decked terrace in the corner is a wonderful place to enjoy cocktails with friends while you capture the last rays of the day's sunshine. A timber arbour adds a peaceful place to sit in the shade, and another sits to the side of the house providing the perfect spot for a barbeque.

At the front of the property a double width private driveway and detached garage provide off-road parking to several vehicles.



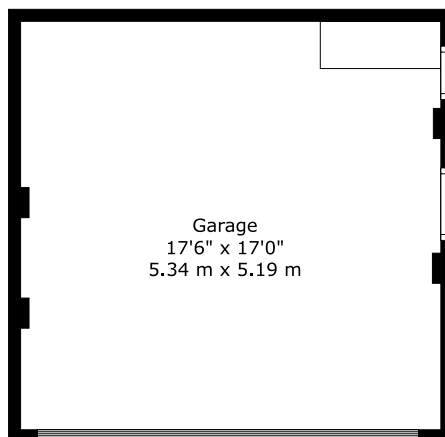
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TOTAL:
1609 Sq.ft – 150 m²

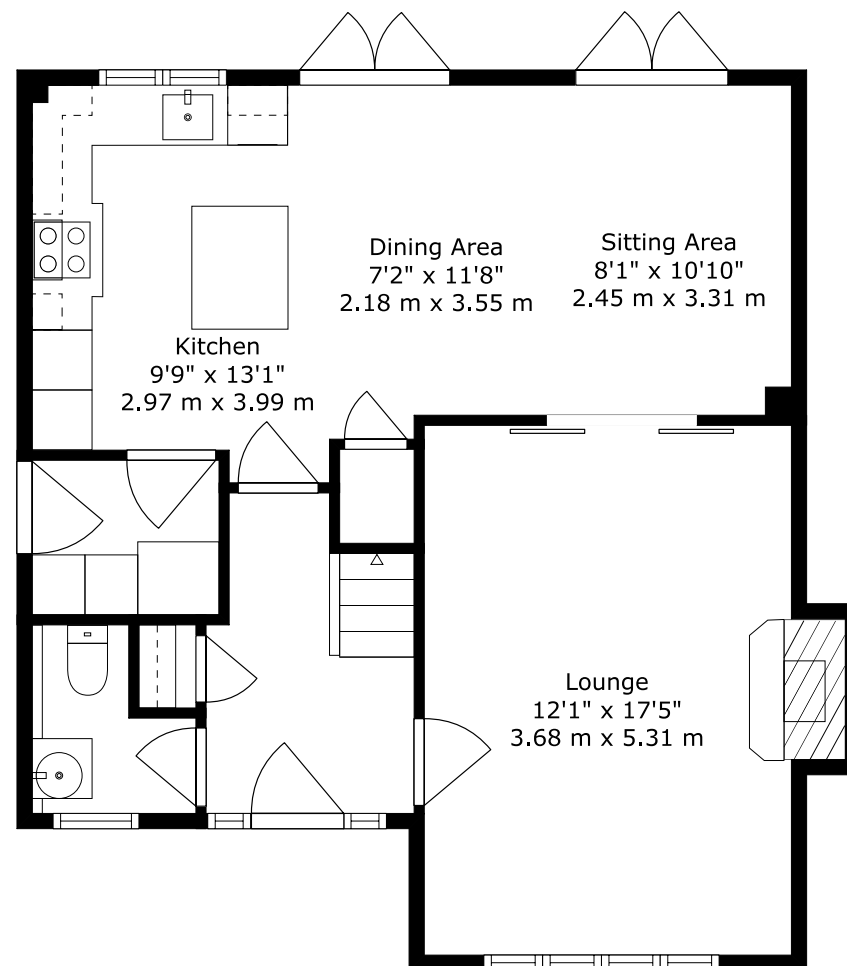
Ground Floor:
955 Sq.ft – 89 m²

First Floor:
654 Sq.ft – 61 m²

FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE
The position & size of doors, windows, appliances
and other features are approximate only.



Garage
17'6" x 17'0"
5.34 m x 5.19 m



Dining Area
7'2" x 11'8"
2.18 m x 3.55 m

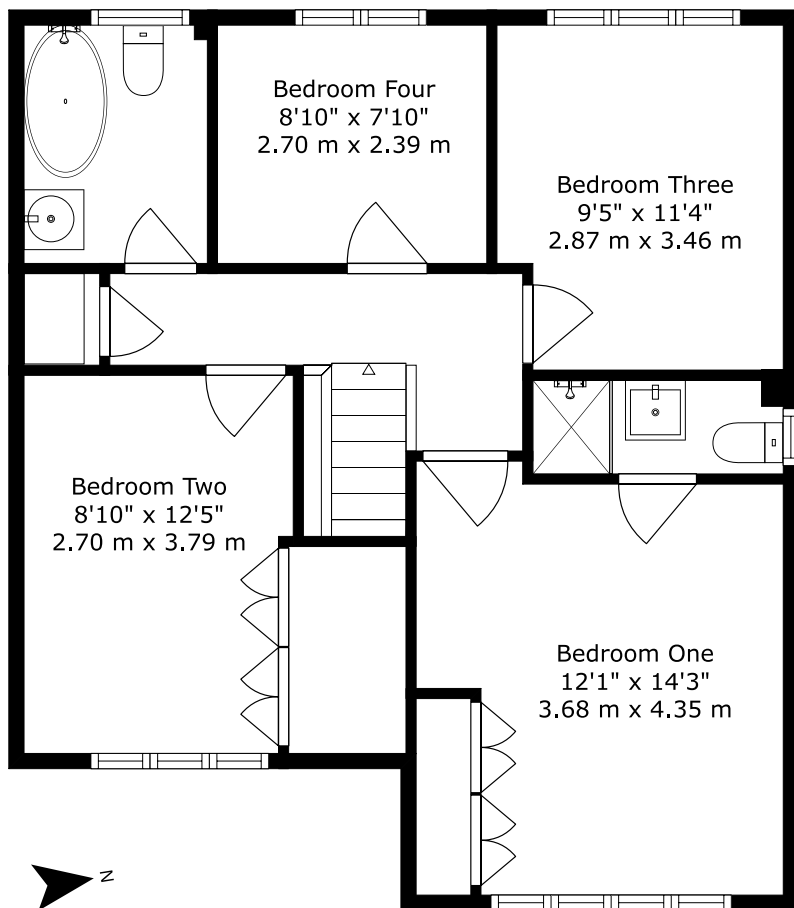
Sitting Area
8'1" x 10'10"
2.45 m x 3.31 m

Kitchen
9'9" x 13'1"
2.97 m x 3.99 m

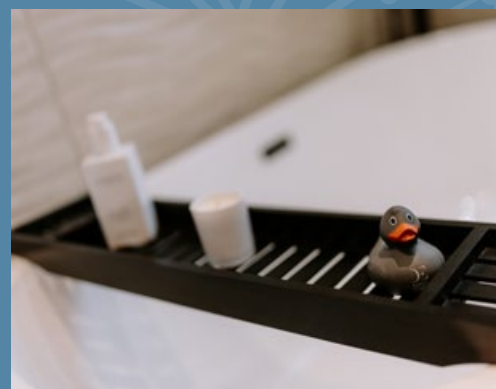
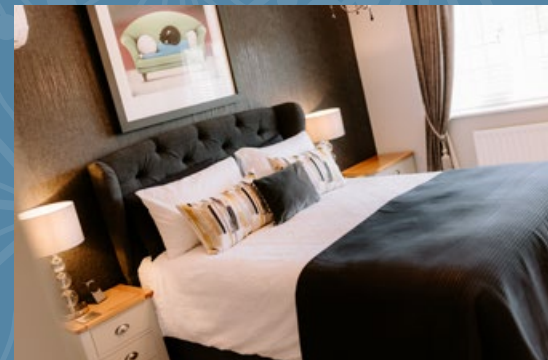
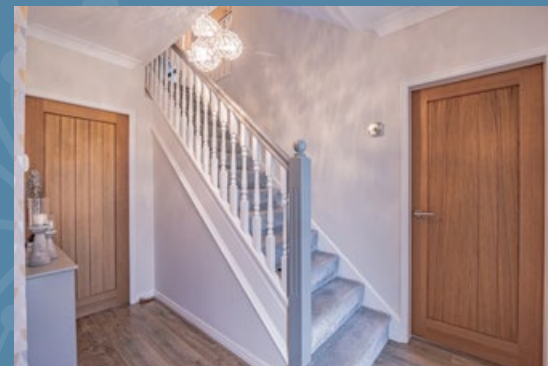
Lounge
12'1" x 17'5"
3.68 m x 5.31 m

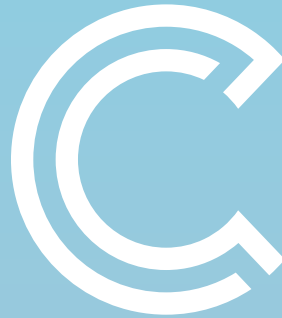
	Current	Potential
(92-100) A		
(81-91) B		82 B
(69-80) C	73 C	
(55-68) D		
(39-100) E		
(21-38) F		
(1-20) G		

GROUND FLOOR



FIRST FLOOR





10 CALVELEY, KINGSMEAD,
CHESHIRE CW9 8WU



SCAN TO VIEW
MORE DETAILS

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