

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.

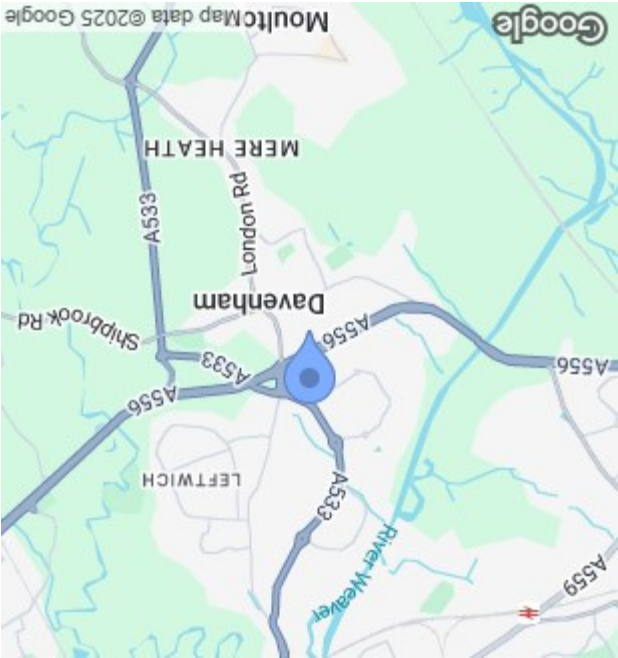
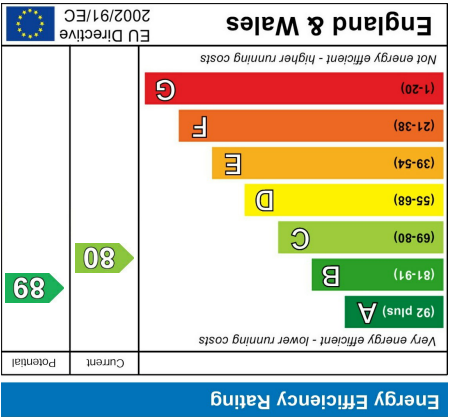
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

43 The Oaks, Davenham  
Approximate Gross Internal Area:  
1842 sq.ft 171 sq.m



01606 351133  
www.jlordandco.com

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MATCHING PEOPLE TO PROPERTY



43 The Oaks  
Davenham  
Cheshire  
CW9 8SL



£535,000



Behind a picture-perfect gabled entrance, a hugely accomplished layout unfolds from a central hallway onto a layout ideal for both family life and working from home. A classic palette of grey hues and cool calming whites flows cohesively throughout and smaller subtle detailing such as air conditioning attests to the high specification of this immaculate property.

With full height windows framing French doors to the garden an impressive lounge gives an instant sense of the lifestyle on offer. The feature patterns of an accent wall stretch out blending beautifully with the plush carpeting and colour scheme, while the French doors open to allow the landscaped patio outside become an easy flowing extension of the room. Versatile to your needs and perfect for evenings spent entertaining friends, across the hallway a separate dining room echoes the sophisticated yet family friendly feel. An additional office is ideal for anyone longing for a dedicated place in which to work from home.

When it comes to making an instant impact, the magnificent contemporary kitchen captures and holds your attention. The rich timber tones of the hallway’s first-class flooring flows seamlessly in and across its enviable dimensions while an expanse of glazing stretching across a vaulted ceiling combines with further full height windows and French doors to bathe the space in sunlight. Quartz countertops are paired with sleek gloss cabinets and first class integrated appliances include tower ovens and a dishwasher. A brilliantly broad peninsula with deep pan drawers and bar stool seating is ideal for sitting and catching up on the events of the day with a glass of wine or a freshly cooked stir fry from the hob. The more than generous dimensions have ample space to unwind on a sofa and the windows and French doors let this sociable space sit in harmony with the patio outside. Air conditioning keeps you cool in the hot summer months and a matching utility room with handy access to the driveway keeps laundry appliances hidden from view.

Beneath the stairs a deep cupboard supplies additional storage without encroaching on the aesthetics and a ground floor cloakroom is conveniently on hand for guests.

Upstairs the exemplary presentation continues through each and every one of the four bedrooms. The generous main and second bedrooms have the added luxury of en suite shower rooms arranged in refined tile settings. With lovely views of the greenery outside, two equally noteworthy bedrooms sit to the rear including one which is currently being used as a dressing room. It’s good to note that the second and fourth bedrooms each have the benefit of fitted mirror door wardrobes and together these versatile rooms share a superb family bathroom that has a full size bath with an overhead shower and tiling that matches the second en suite.

To the rear the French doors of the kitchen and lounge make it effortlessly easy for the gardens to play an integral part of daily life. Tastefully landscaped and private they add an idyllic west facing retreat from the world outside. A choice of paved patios linked by coastal pebbles provide all the excuse you need to enjoy al fresco dining in style and a gently raised timber framed Astroturf lawn is both an attractive yet low maintenance place to recline in sunshine. An established palm tree and thoughtfully planted flowerbeds inject colour and charm, and brilliantly high hedging to the rear prompts a coveted degree of seclusion. The paving continues around to the side of the house letting guests meet you directly in the garden for barbeques in the summer sun and an EV charging point is perfectly placed near to the wide private driveway and detached double garaging.

