

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.

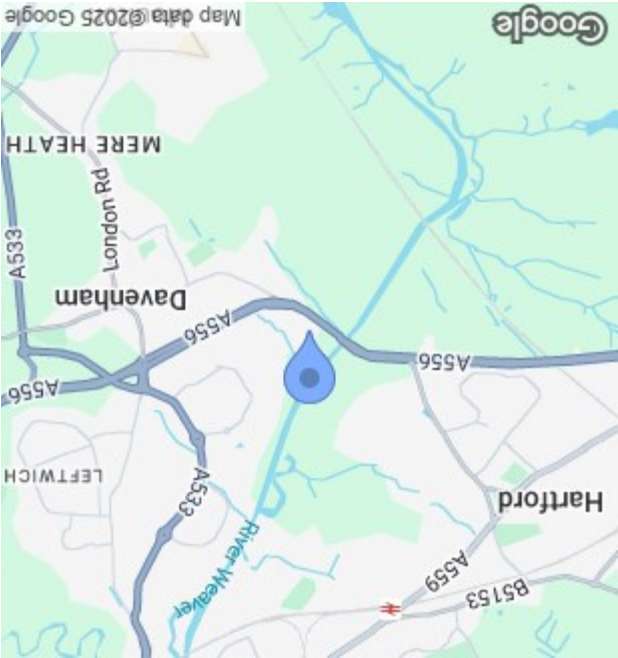
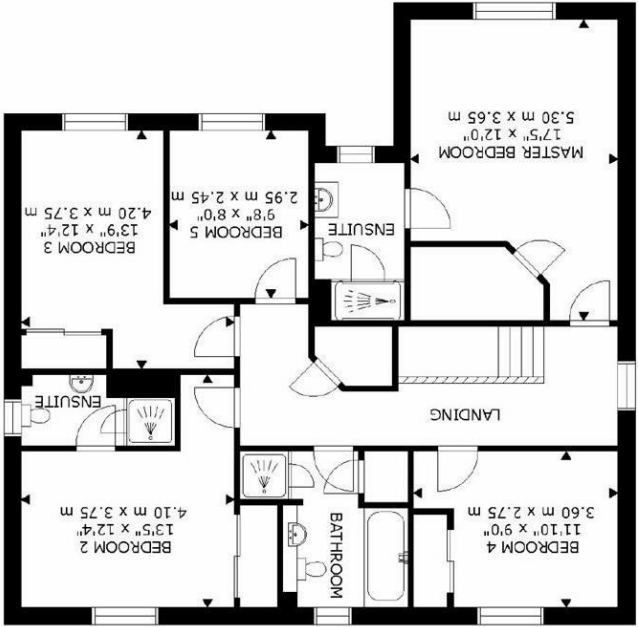
FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.




GROSS INTERNAL AREA  
GROUND FLOOR: 1012 sq ft, 94 m<sup>2</sup>  
FIRST FLOOR: 1012 sq ft, 94 m<sup>2</sup>  
TOTAL: 2024 sq ft, 188 m<sup>2</sup>

GROUND FLOOR



FIRST FLOOR



England & Wales		
		Not energy efficient - higher running costs
		(1-20) <b>G</b>
		(21-30) <b>F</b>
		(31-40) <b>E</b>
		(41-50) <b>D</b>
		(51-60) <b>C</b>
		(61-80) <b>B</b>
Potential		Very energy efficient - lower running costs
		(91-100) <b>A</b>
Energy Efficiency Rating		



53 Scarfell Crescent  
Davenham  
Cheshire  
CW9 8XD



Asking Price  
£485,000



Sitting back from the brick paved roads of Scarfell Crescent behind a double width private driveway and leafy front garden, a refined red brick façade with elegant stone detailing and a central canopied doorway immediately prompts a sense of the superior lifestyle on offer. Once inside you'll find a classic palette of grey and white hues flowing throughout a succession of light filled rooms with graceful fluidity.

The exemplary presentation begins as soon as you step inside with an impressive central entrance hall that generates an enviable measure of height and space with its elegant turning staircase and clean uncluttered aesthetic. To its side, plush grey carpeting runs beneath your feet in an exemplary lounge where delicate minimalist patterns create a subtle statement wall and versatile floor space gives everyone a chance to spend time together. Calming and accomplished, across the hallway a superb kitchen and dining area are bathed in sunlight from a duo of windows sitting to either side of French doors that tempt you out onto a south facing garden set to the backdrop of statuesque neighbouring trees. The extensive dining area easily accommodates a generous central dining table ideal for everything from everyday life, evenings with friends or celebrating key dates in your diary. The magnificent dimensions, appointment and garden views are echoed in the first class kitchen where gloss white handleless cabinets lend a streamline feel. Sleek grey countertops extend to form bar stool seating beneath a trio of tasteful pendants, deftly uniting and defining the spacious open plan layout, while a wonderful array of integrated appliances offer every convenience with eye-level tower ovens, a range gas hob, dishwasher and fridge freezer.

Prompting a host of options as a family room, guest bedroom, play room or home office, the notably converted integral double garaging supplies a wealth of extra space perfect for a full family life. With the rich tones of an engineered wood floor and more than generous proportions, this stylish space could easily be changed back to its original format and has the windowed double doors still in place. Marching the kitchen, a considerable utility room is plumbed for laundry appliances and leads discreetly to a modern ground floor cloakroom conveniently placed for guests and days spent in the garden.

With natural light filtering down from above, the wide turning staircase entices you upstairs with plush grey carpeting that further enhances the sense of cohesion that this Davenham home exudes in abundance. It's here that five bedrooms unfold from a central landing producing a coveted amount of flexible accommodation for a growing family. An enviable main bedroom with a with a fitted walk-in wardrobe opens via French doors to a Juliet balcony and has a luxury en suite that has a wide walk-in waterfall power shower, floating basin console and heated towel radiator. Ideal perhaps for teenagers in need of their own privacy, a second double bedroom has a deluxe en suite shower room of its own and together with the additional two double bedrooms benefits from plenty of storage within fitted wardrobes. A notable fifth bedroom has the versatility to be a nursery or home office/study. These beautifully styled rooms share a superior family bathroom where a contemporary suite includes a full size bath, walk-in shower and the clean uncluttered lines of a grand fitted basin/WC console.

Outside to the front of the house, mature evergreen hedging and shrubs border an easy to maintain small lawn creating privacy as well as a pretty outlook to the exceptional lounge within. Fitted trellising is in place ready for climbing roses and the broad double width driveway provides private off-road parking. The converted integral double garaging has been designed so that it can be easily reinstated if needed.

At the rear the French doors allow the outstanding kitchen and dining area to blend harmoniously with a substantial south facing garden that has a cherished level of privacy and seclusion. A landscaped patio extends out and across the full width of the house giving you every chance to enjoy al fresco dining and a timber framed flowerbed runs alongside an established lawn that where children can play while you recline in the summer sun. A secure gate means that you can unload barbeque supplies straight from the car to the grill, a painted shed keeps everything stored away when not in use and majestically tall neighbouring trees lend the perfect leafy backdrop.

