



Energy Efficiency Rating		
	Current	Potential
	84	95
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		

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29 Ravencroft Street, Moulton

Approximate Gross Internal Area:

1284 sq. ft 120 sq. m

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only.



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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29 Ravencroft Street
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£345,000

Behind a handsome bay façade, a palette of rich warming hues is paired with contemporary detailing and the timeless elegance of wall panelling. Immaculate and hugely tasteful, a brilliantly flowing ground floor engenders a hugely sociable and fluid feel with interconnecting rooms, while outside the gardens echo the exemplary levels of presentation.

In a prized corner plot to the rear of the development, coastal pebbles and a paved path combine with a canopied doorway to instantly give an inviting introduction to the lifestyle on offer. With superb wood flooring beneath your feet and stylish matt black handles on crisp white doorways, an excellent hallway unfolds onto a spacious lounge filled with light from wide bay windows. Fitted bench seating with thoughtfully incorporated storage sits snugly within the curve of the windows while an expanse of graceful wall beading lends a sophisticated finishing touch subtly enhancing the sense of space further still. Giving you the option of having one fabulous open plan space for family gatherings or evenings with friends, glazed double doors with Crittall detailing connect to the adjoining kitchen/dining room. Sitting in perfect symmetry with French doors to the patio outside they allow the gardens to really feel like an integral part of the space. In the exceptional kitchen sleek cashmere cabinets are topped with the clean lines of quartz and finished with the cohesive use of further matt black handles. A first class array of integrated appliances is ideal for family life and the wrap-around layout effortlessly gives definition to the impressively sized dining area. An under-stairs cupboard supplies handy hidden storage without encroaching on the floor space or aesthetic and a feature wall of geometric shapes adds a tasteful pop of colour and personality to a ground floor cloakroom that’s ideal for a busy household and guests.

The design themes are echoed upstairs throughout each of the three bedrooms all of which are styled with plush grey carpeting. Shaker wall panelling in the enviable main bedroom lends a clean white contrast to the heritage grey colour scheme and while deep recessed wardrobes provide notable levels of storage a superior en suite lends a deluxe feel with its broad walk-in shower and refined tile setting. Both of the additional two bedrooms sit to the rear and whilst the second bedroom has a wall of heart motifs that make it ideal as a nursery, the third bedroom is currently a stunning dressing room/office with a wealth of Shaker door wardrobes and fitted desk/study area. Together they share a beautiful family bathroom where heritage sage green walls and copper fittings conjure a luxurious feel. Encompassed by white tiles with the textured ripples of a feature row, a contemporary bath has an overhead shower.

Outside, the pristine landscaping of the rear garden complements the attention to detail that flows in abundance throughout each aspect of the house. Notably broad a paved patio extends across the full width of the property combining with a considerable linear decking to maximise the opportunity to sit in the summer sun and enjoy al fresco drinks and dining. A faux lawn adds easy to maintain greenery while tucked away to the side of the house a stepping stone path reaches out along bark chippings in a dedicated children’s’ play area that makes a clever use of space. At the front of the house, the detached garage and private driveway provide plenty of off-road parking.

