

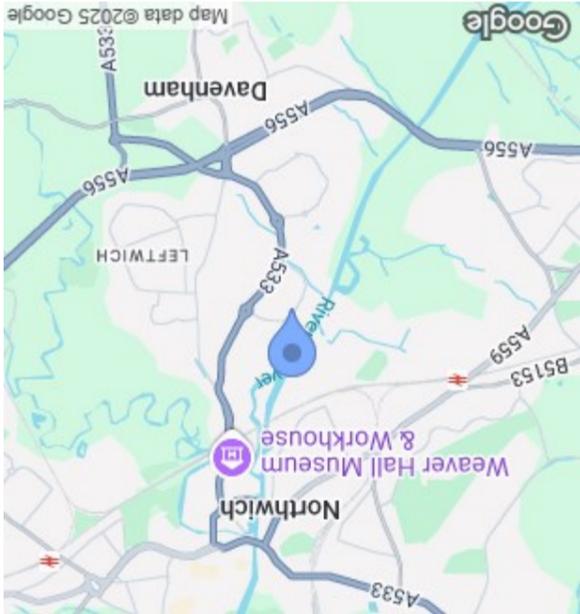
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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%.

16 Eyston Close, Kingsmead
Approximate Gross Internal Area:
1677 sq.ft 156 sq.m



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
Very energy efficient - lower running costs	(91-100)
	(100 plus)
Potential	82
Current	67



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16 Eyston Close
Kingsmead
Cheshire
CW9 8UP

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Asking Price
£500,000

Impeccably curated to be filled with sunlight, an exceptional layout stretches out behind the canopied entrance of a handsome façade with the quintessential detailing of leaded windows. A palette of soft subtle hues and cool calming whites is peppered with rich feature tones generating a beautifully accomplished pared-back aesthetic with a tastefully refined sense of luxury. Instantly hinting at the fluidity and proportions that flow throughout, double doors open onto a formal dining room that combines with an adjoining living room to conjure a truly wonderful place in which to relax and spend time with family and friends. The superb wooden flooring runs underfoot giving cohesion to an open plan design delineated by a wide archway. Crisp white shutters frame the curve of wide bay windows in the double aspect living room, and while an elegant yet contemporary fireplace adds a homely focal point the leafy greenery outside adds to the hugely restful and private feel. Across the hall the levels of specification and presentation are echoed in an equally outstanding kitchen with a relaxing dining area. Double aspect and spacious the accomplished layout demonstrates a deep understanding of what turns a house into a superior family home. The first class kitchen is supremely well-appointed. Its sleek contemporary cabinetry has a high sheen timber grain finish that gives a deluxe contrast to the clean minimalist lines of granite countertops. Additional cream cabinets house an integrated oven and fridge freezer and additional detailing such as a hot water tap and chestnut brown glass splashbacks elevates the space further still. The wrap-around design culminates in bar stool seating that gives delineation to the excellent dining area and brilliant glazed double doors open to allow a tremendous conservatory to play an integral part of your daily life. A utility room sits discreetly hidden and a convenient ground floor cloakroom is ideal for guests.

The immaculate aesthetic is echoed upstairs in four generously sized bedrooms unfolding from a central landing. Producing a hugely restful retreat from the hubbub of the day, a beautifully composed main bedroom has stylish fitted wardrobes and the added privacy of an en suite shower room. Two additional double bedrooms and an admirably sized fourth bedroom are perfectly proportioned to give flexibility to a growing family and include one currently used as a superior study. Together these four versatile rooms share a deluxe bathroom that complements the en suite and has an inset bath, a handleless basin console and a walk-in shower.

Outside, the magnificent gardens of this Kingsmead home effortlessly engender an enviable work/life balance and make it effortlessly easy to escape from the world outside. To the rear the French doors of the conservatory entice you out onto a secluded patio ideal for al fresco drinks and dining. Pristinely shaped and cared for, an established lawn is bordered by the curves of a broad pebbled seating area and flowerbeds while high walls and fencing add to the coveted measure of privacy. Follow the charm of a stepping stone path and to the rear a second patio sits adjacent to a blissful garden room. With a stylish interior, French doors and vaulted ceiling, it has the scope to be an enviable home office or tranquil sanctuary – the choice is yours! To the front of the property the tremendous leafy greenery continues in abundance. A walled side garden adds further space to sit and recline on warm summer day and mature planting lends a welcoming introduction to the lifestyle on offer. Detached double garage and a private driveway supply the convenience of off-road parking.

