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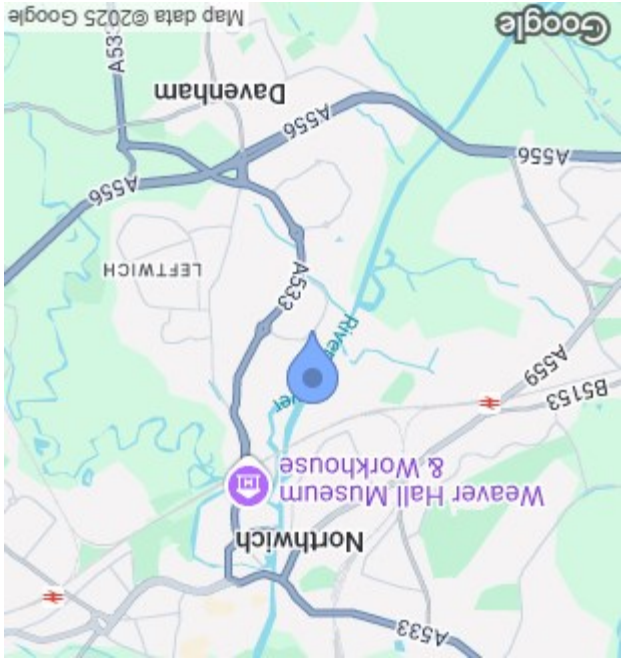
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

1 Eyston Close, Kingsmead
Approximate Gross Internal Area:
1586 sq.ft 147 sq.m



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Impeccably designed to be filled with sunlight, the exceptional layout stretches out behind the canopied entrance of a handsome façade which is framed with beautifully landscaped leafy wrap around gardens.

Beyond the canopied entrance, the bright and welcoming hallway introduces a home where soft neutral tones and carefully chosen details combine to great effect. To the left, the serene lounge feels instantly inviting, the elegant yet contemporary fireplace adds a homely focal point and the addition of perfectly placed French doors which open out directly onto the private side patio - perfect for morning coffees or relaxed summer evenings. A second reception room, currently used as a versatile study, could also be used as a playroom or formal dining room and offers views of the luscious green side gardens of the property. Down the hall, a superb kitchen and dining area forms the social heart of the home. The first-class kitchen is supremely well-appointed with Shaker-style cabinetry which house integrated appliances such as; dishwasher, two under counter fridges and an under-counter freezer. The granite worktops blend beautifully with the central island to create a space that is as functional as it is stylish. This flows effortlessly into a generous dining area which opens up into the serene light-filled conservatory that brings the outside in with garden views all around. A utility area sits discreetly hidden away off of the kitchen space and a convenient ground floor cloakroom is ideal for guests. Double aspect and spacious the accomplished ground floor layout demonstrates a deep understanding of what turns a house into a superior family home.

The immaculate aesthetic is echoed upstairs in four generously sized bedrooms radiate from the central landing. The main bedroom suite offers stylish fitted wardrobes and the added luxury of its own private en suite shower room. Two additional double bedrooms and an admirable fourth bedroom are perfectly proportioned to give flexibility to a growing family or guests. Together these three bedrooms share a contemporary and well-appointed family bathroom, finished in soft modern neutral tones.

Outside, the magnificent gardens of this Kingsmead home are a true highlight! Wrapping gracefully around the home, they offer a series of delightful spaces to enjoy throughout the day—from the private front patio to the vibrant, landscaped rear garden and the tranquil, mature planting along the side. Together, they create a sanctuary-like setting that invites you to relax and unwind. A detached double garage and private driveway add further convenience to this distinguished home.

