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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.
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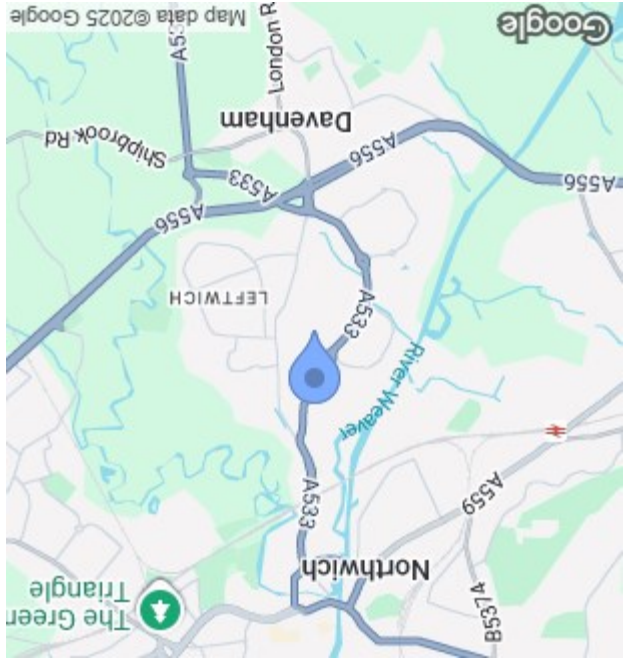


1 Tarvin Close, Kingsmead
Approximate Gross Internal Area:
1828 sq.ft 170 sq.m



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Energy Efficiency Rating		
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		
(92 plus)		
81		
69		
Current		
Potential		



1 Tarvin Close
Kingsmead
Cheshire
CW9 8XL



Asking Price
£515,000

I, Tarvin Close, Kingsmead, Cheshire, CW9 8XL

Step inside and you are greeted by a welcoming hallway that sets the tone for the spacious and versatile living on offer. To the front, the lounge exudes a sense of warmth and comfort, styled with soft neutral tones and anchored by an elegant feature fireplace with a contemporary log burning stove, the perfect setting for both relaxed evenings and weekend gatherings.

At the heart of the home, the impressive open-plan kitchen and dining area blends style with functionality. The kitchen is fitted with an extensive range of solid wood cabinetry, complemented by sleek granite worktops and high quality integrated appliances and its generous layout includes a central breakfast bar, ideal for casual dining or morning coffee. Flowing seamlessly from here, the dining space is bathed in natural light and easily accommodates a generous dining table, creating an inviting hub for family meals and entertaining. Beyond, the stunning conservatory offers a further reception space, designed for year round enjoyment with a vaulted ceiling, skylight windows, and French doors opening directly onto the garden. Whether used as a sitting area, playroom, or home office, this space brings the outdoors in, making it a true highlight of the property. Completing the ground floor is a practical utility area and a conveniently placed WC, enhancing the home’s functionality for modern living.

The first-floor landing, with its soft neutral palette and white spindle balustrade, leads to four beautifully presented bedrooms, each offering its own unique appeal. The main bedroom is a bright and spacious sanctuary, elegantly styled with fitted wardrobes running the length of one wall. A modern en suite shower room, finished in a sleek combination of neutral tiling and contemporary fixtures, completes this luxurious retreat. Bedroom two mirrors the main bedrooms generous proportions, fitted wardrobes and also benefits from an abundance of natural light. Bedroom three, is a superb double bedroom overlooking the luscious green rear garden. While bedroom four is a versatile room currently set up as a home office with a single bed - ideal for hybrid working or guest accommodation.

Serving the bedrooms, the stylish family bathroom is finished in a soothing neutral scheme with full-height tiling, a contemporary vanity unit, a shower-over-bath combination, and a chrome heated towel rail, a calm and practical space for daily routines or evening relaxation.

From its striking Tudor style frontage to its landscaped rear garden, this property offers kerb appeal and inviting outdoor living in equal measure. To the front, a neatly maintained lawn is framed by established shrubs, while the wide driveway provides ample off-road parking and leads to a detached double garage, perfect for secure vehicle storage or workshop space. A gated pathway to the side offers convenient access to the rear.

At the back, the garden has been thoughtfully designed for both relaxation and entertaining. A generous paved terrace stretches across the rear elevation, creating multiple zones for alfresco dining, summer barbecues, and evening drinks. Beyond, a neatly kept lawn adds a splash of greenery and provides space for children or pets to play. The conservatory’s French doors create a seamless link from the indoors to this wonderful outdoor retreat, making it a perfect extension of the home’s living and entertaining areas throughout the seasons.

