

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%.



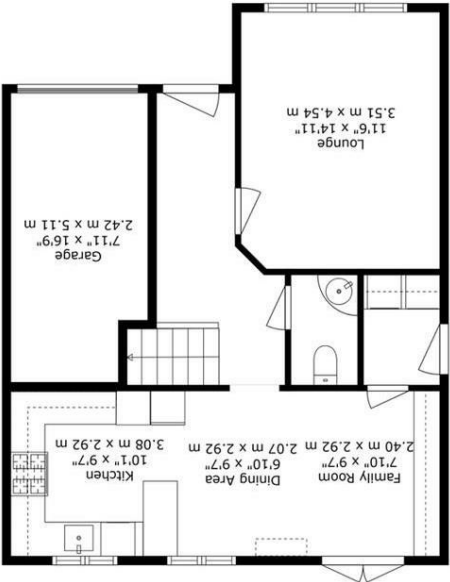
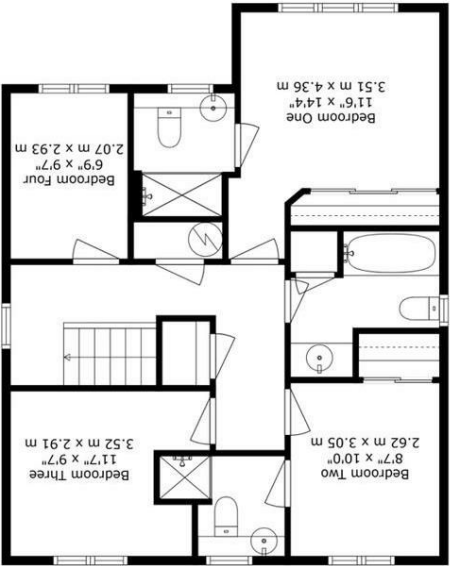
3 Mulberry Close, Rudheath

Approximate Gross Internal Area:

1428 sq.ft 133 sq.m

First Floor

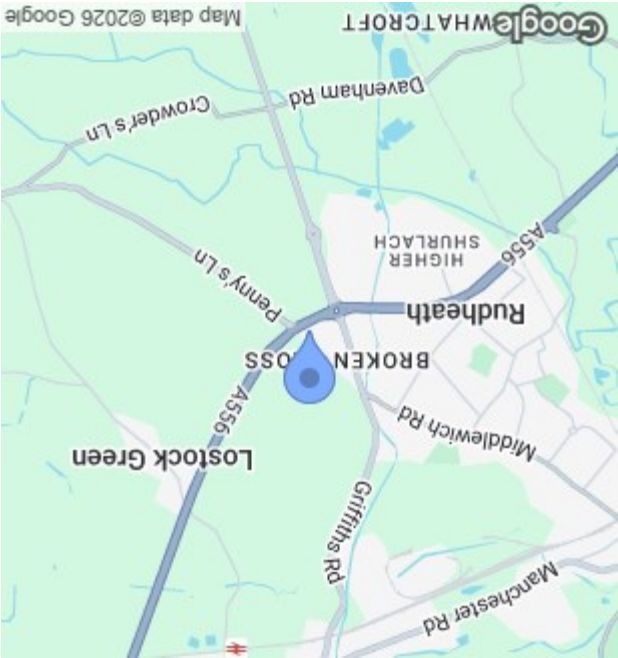
Ground Floor



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JLORD & CO
MATCHING RECORD TO PROPERTY

Energy Efficiency Rating	
Potential	Current
93	84
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
Very energy efficient - lower running costs	



3 Mulberry Close
Rudheath
Cheshire
CW9 7XT



Offers Over
£325,000

From the moment you step inside, the sense of care and attention that flows freely both inside and out is clear to see. A smart red brick façade with a canopied doorway sits back from the greenery of an established lawn with a tall feature tree, while inside timber tones lend a warming balance to accent patterns, dashes of heritage hues and a soft neutral palette of colours.

Unfolding from an impressively wide hallway an immaculate lounge pairs the dramatic dark hues of a sultry blue accent wall with the homely focal point of a wood burner within the modern surrounds of its fireplace. Sunlight filters in via south-west facing windows and the notably generous dimensions provide room to stretch out, entertain, or simply unwind with a glass of wine at the end of the day.

The sense of space continues with the layout leading fluidly into the central beating heart of the home. Extending out across the full width of the house, a deftly composed open design of a kitchen, dining area and family room conjures a fabulous place that everyone will naturally gravitate towards at any time of the day or night. Fully fitted with sleek gloss white cabinets furnished with the pop of colour from copper handles, the wrap-around kitchen is supremely well-appointed with a collection of high specification appliances. The etched drainer grooves of granite countertops flow into the clean clutter-free lines of an under-mounted sink with a spray tap, while a trio of vintage style glass bulb pendants illuminates a breakfast bar that subtly both delineates and unites the space with the central dining area.

The feature blue of the lounge is matched in the kitchen and echoed on the opposing wall in the equally fantastic family room area. It’s here that Shaker cabinetry and media shelving make it ideal for sitting and catching up on the day’s events – or keeping the children occupied while you prep and cook. French doors encourage daily life to tumble out into the garden, making summer barbeques, play dates and al fresco entertaining a breeze. A separate utility room keeps laundry hidden from view and a ground floor cloakroom is on hand for guests.

Bathed in a lovely measure of natural light filtering down from above, the stairs rise to the first floor where four stylish bedrooms continue the exemplary sense of space. With leafy views outside and the accent tropical patterns of exotic ferns on the inside, a gorgeous main bedroom has the added luxury of a first class en suite shower room and plenty of storage within mirror door wardrobes. The second bedroom has an impeccable pared-back aesthetic and also benefits from an en suite shower room, the generous third double bedroom provides views over the rear garden and those who work from home will see the versatility in the superb fourth bedroom that’s currently a fantastic space for a younger child with its whimsical fairy wallpaper. A modern family bathroom completes this Mulberry Close home.

Outside, the garden is perfect for those who wish to relax and unwind, enclosed and enviably sized, it offers something for everyone. The French doors of the family room connect with a small paved area ideal for a morning coffee or to sit and read with an afternoon cup of tea. An admirably established lawn gives children every chance to play, and a fabulous, decked terrace makes it effortlessly easy to enjoy al fresco summer dining. At the front, the substantial private driveway combines with an integral garage to give ample off-road parking, while the greenery of the feature tree and low level shrubs frame the lawn, generating an attractive introduction to this smart 21st century family home.

