

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%.



1136 sq.ft 106 sq.m

Approximate Gross Internal Area:

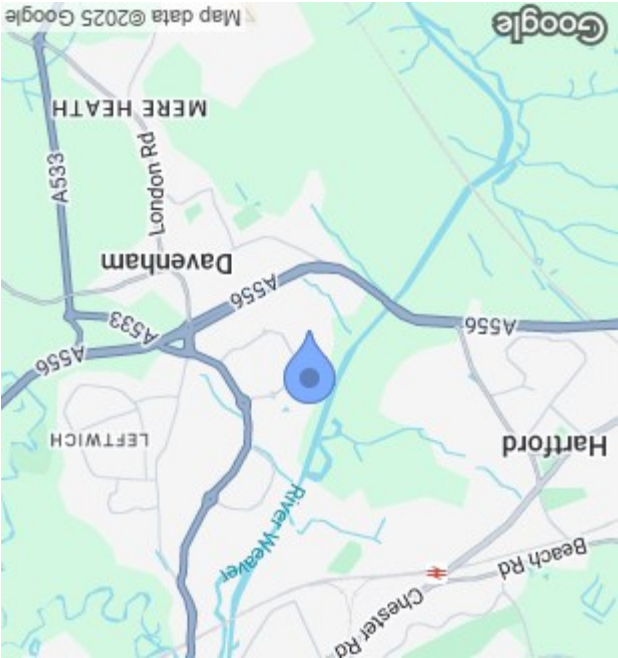
14 Blandford Drive, Kingsmead



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Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
83	72	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs



14 Blandford Drive  
Kingsmead  
Cheshire  
CW9 8UD



£315,000



Behind a canopied doorway a fluid ground floor has been cleverly recreated and arranged to offer a magnificent amount of flexibility for modern family life. Dado rails, dual toned walls and accent patterns lend charm and personality while neutral tones engender warmth and cohesion throughout.

The high sweeping curve of a wide archway instantly creates a fantastic feeling of space when you step inside. It gives a seamless transition from the considerable hallway into a fabulous snug with notable dimensions and a look that’s sleek yet also cosy. A tastefully chosen tiled floor stretches from the entrance and across the room giving a lovely level of continuity and a subtle sheen that reflects sunlight around the space. Windows are dressed with crisp white shutters and fitted bench seating. An expansive wall of fitted cabinetry with a generous desk zone and shelving has a clean modern aesthetic and to the rear double doors open to reveal a wealth of handy hidden storage that sits tucked away out of sight.

When it comes to relaxing, dining and spending time as a family or with friends, a beautifully light lounge combines with a first-class conservatory to give you all the space you need. Soft plush carpeting and a refined accent wall give an inviting feel to a spacious lounge reaching out across the full width of the house. Its feature fireplace adds a traditional focal point while glazed sliding doors open to allow the conservatory/dining room to become an easy flowing extension of the room. With exposed brickwork, double glazed leaded windows and French doors ushering you out into the garden, this is a superb place for everyday life, entertaining or celebrating key moments in life. The impeccable presentation is echoed in a kitchen fully fitted with classic white cabinetry and black countertops. The accomplished layout is both stylish and functional with a design that provides plenty of storage and workspace whilst housing both integrated and freestanding appliances.

Follow the broad turning staircase up to the first floor and you’ll find three impressive bedrooms unfolding from a central landing. The solid oak banisters are richly toned and a perfectly placed tiered glass pendant enhances the sense of height. In the main bedroom the patterns of an accent wall complement the view of the leafy treetops outside. Recessed wardrobes provide ample storage without encroaching on the floor space and a first class en suite shower room is deluxe and contemporary.

Across the landing two further bedrooms look out over the garden. Dado rails and dual toned walls complement those of the ground floor in the second double bedroom and a more than generous third room is currently used as a home office/study. Together they share an exemplary family bathroom where a stone tile setting is peppered with colourful square mosaics and an inset bath has an overhead shower.

Outside, an enclosed rear garden is a restful oasis equally suited for everyone in the family. The conservatory connects with a secluded decked patio brilliantly sized for al fresco dining. Established vines stretch upwards from a raised timber planter and paving extends to the tall picture windows and French doors of a detached garden room that gives you the option of having a games room, den, garden bar or office – the choice is yours. A central Astroturf lawn is easy to maintain and all around you heavenly high evergreen shrubs add interest and privacy. At the front of this Kingsmead home a sizable driveway gives the convenience of private off-road parking.

