



9 Seagrave Close
Kingsmead
Cheshire
CW9 8UR

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Asking Price
£450,000



MATCHING PEOPLE TO PROPERTY

01606 351133
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9 Seagrave Close, Kingsmead

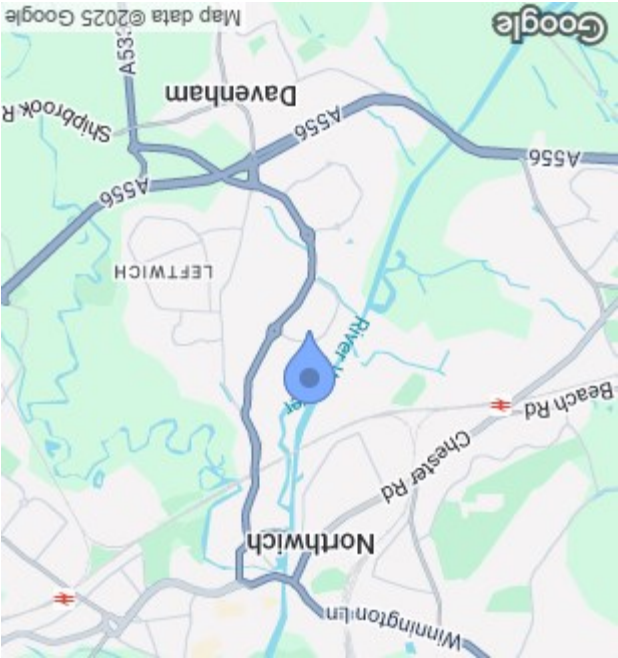
Approximate Gross Internal Area:

1356 sq.ft 126 sq.m

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%.

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.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-54)
	D	(55-68)
	C	(69-80)
	B	(81-91)
	A	(92 plus)
Very energy efficient - lower running costs		
Potential	Current	
	73	78



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Tucked back from the brick paved road of Seagrave Close, a handsome double fronted façade with leaded windows exudes a refined sense of elegance and prestige. Statuesque conifers lend evergreen foliage and privacy while a canopied doorway ushers you into a home that’s both sophisticated and family friendly.

Filled with a palette of soft neutral tones and the rich warmth of wood floors, a wonderfully fluid ground floor unfolds from a central entrance hall where the notable dimensions instantly hint at the sense of space that features throughout. To either side of the hall a duo of reception rooms offer the flexibility to perfectly cater to your own lifestyle needs. Looking out onto the conifers outside an excellent family room with ample space for children to play has the added benefit on an en suite cloakroom, making it an ideal option as a dedicated office. Sharing its attractive leafy outlooks, across the way an equally immaculate dining room is perfectly sized for entertaining and family get-togethers.

However, when it comes to relaxing and unwinding in style it will inevitably be the beautifully understated elegance of a sunlit lounge at the rear that will instantly make you feel at home. The simplicity of a pared-back aesthetic and garden views effortlessly conjures a calm and restful feel that everyone will be drawn towards. French doors to the first of two patios sit within bay windows that add to the sense of space and the chic contemporary design of a focal point fireplace sits framed by the graceful detailing of a discerningly chosen surround that makes a statement whilst also blending subtly into the room’s décor.

When it comes to family life and entertaining, the outstanding kitchen has been created with convenience and style in mind. The glossy grey finish of handleless cabinets reflects light around the room and the thoughtful layout provides a wealth of storage and workspace. Sleek quartz countertops enhance the clean minimalist lines further still wrapping around to form a brilliantly broad bar stool seating area where a matching crisp white splashback deftly mirrors the light reflecting effects of the cabinets. A first-class array of integrated Bosch appliances includes tower ovens, a drinks cooler and range gas hob and there is also space for a freestanding American-style fridge freezer and free-standing washing machine. A door to the side gives handy garden access and out in the entrance hall doors pull back to reveal handy hidden storage for coats, bags and shoes.

With sunlight tumbling down from the lovely landing above, a turning staircase gently curves its way up to the first floor where a series of four impeccable bedrooms echo the pristine levels of presentation. Set peacefully to the rear an enviable main bedroom pairs warm neutral tones with the rich hues of an accent wall and engineered wood floor. Tasteful fitted wardrobes offer ample storage, and the added luxury of an exemplary en suite shower room adds the perfect finishing touch. Two additional double bedrooms are excellently sized for growing teenagers and a more than generous forth bedroom adds the flexibility of having a study or games room. Together they share a deluxe modern bathroom where white tiles lend a classic contrast to the shades of grey and the p-shaped bath has an overhead shower.

When you step out from the French doors you’ll find an enclosed rear garden that echoes the more than generous dimensions of this Kingsmead house. A paved patio just outside the lounge gives daily life every chance to filter out into the sunshine, a prodigious lawn has ample space for children to play and tucked into the far corner a superbly gravelled seating area is perfect place to sit in front of the warming glow of a firepit. To the front of the property a broad private driveway sweeps up to the distinguished double fronted façade past impeccably kept lawns and planting that give an instant sense of the prestige within.

