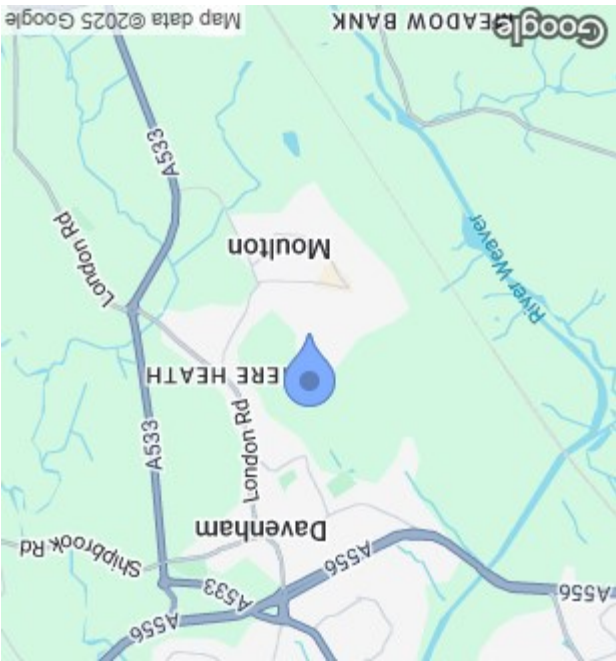
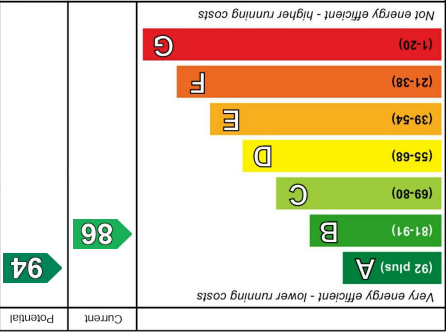


For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

1736 sq.ft 161 sq.m



5 Groves Way  
Moulton  
Cheshire  
CW9 8SD



Offers Over  
£500,000

Positioned in a coveted location nestled next to open countryside yet with easy access to both the A533 and A556, this immaculate home is perfectly placed for a stroll to the village’s highly regarded primary school, a selection of pubs and shops. Sitting back from the herringbone patterns of the cul de sac’s brick paved road, the pristine lawns and fully stocked flowerbeds of its refined frontage prompt a superior introduction while a canopied doorway entices you into a beautifully composed layout.

With a tastefully tiled floor underfoot and the palette of warm neutral tones that features throughout, a brilliantly generous central hallway immediately prompts a sense of style and space. The left-hand side unfolds onto the spacious proportions of the lounge with plush grey carpeting and bay windows looking out onto beautiful greenery. Connecting you to the adjoining dining area, wide double doors open to give views of the south facing garden giving the option of having one outstanding open plan living and entertaining space when needed.

Echoing the exemplary levels of interior design, the considerable dimensions of the dining area are equally suited for everyday life or celebrations and accommodate a wealth of sofa seating. French doors tempt you out onto the secluded patio while flooring that matches the hallway continues into the open kitchen where the cashmere hues of sleek gloss cabinetry and rich timber grained countertops house a first class array of integrated appliances such as eye-level tower ovens , a gas hob, dishwasher and fridge freezer. The encaustic style patterns of tiled splashbacks lend an elegant finishing touch and the broad U-shaped arrangement provides ample storage and workspace. The added bonus of an additional snug creates the option of having a dedicated home office, playroom or gym, while a fantastic utility/cloakroom with handy side access matches the kitchen and has the clean lines of a floating WC.

Explore upstairs and you’ll see that the accomplished aesthetic provides a cherished feeling of calm and cohesion to each of five bedrooms. With sunlight tumbling in through wide bay windows, a gorgeous main bedroom has an expanse of stylish fitted wardrobes and the luxury of a contemporary en suite shower room. The second bedroom offers generous dimensions, while two further double bedrooms and a further spacious fifth bedroom sit to the rear looking out over the south facing garden. Together they share a smart deluxe family bathroom that complements the en suite with chic oversized tiles.

Outside, the curve of a secluded paved patio stretches out generating an abundance of space for everything from al fresco entertaining to peaceful afternoon siestas. South facing, sheltered and an easy flowing extension of the dining area and kitchen, it’s easy to imagine taking a break from a busy day here with a freshly made coffee. Framed by high fencing and tended borders filled with evergreen plants, an established lawn is on hand for children to play and while a secure side gate has handy access to the garage.

At the front of the house clipped shrubs and easy to maintain lawns prompt a hugely welcoming feel. The refined architecture of the house hints at the specification within and to the side a private driveway with an EV charging point combines with the attached garage to give plenty of off-road parking.

