

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%.

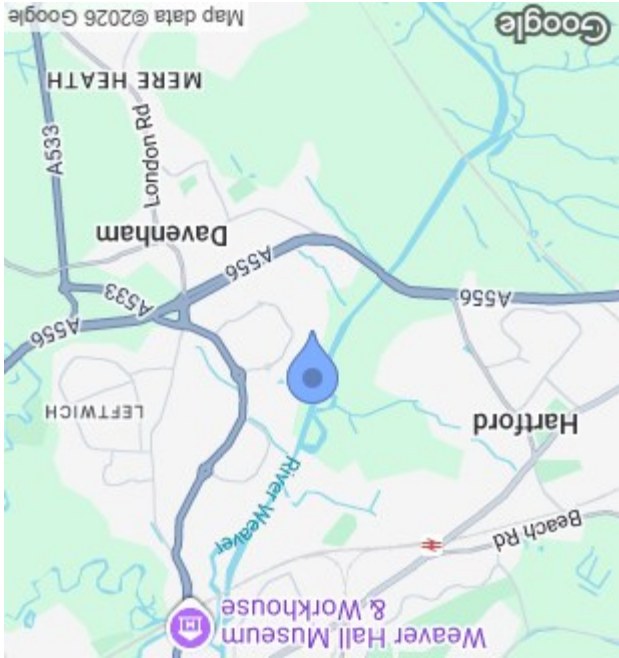
7 Burwardsley Way, Kingsmead  
Approximate Gross Internal Area:  
1873 sq.ft / 175 sq.m



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JL LORD & CO  
MATCHING PEOPLE TO PROPERTY

| England & Wales                             |           |
|---|-----------|
| EU Directive 2002/91/EC                     |           |
| Current                                     | Potential |
| 71  | 74        |
| 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 |           |



7 Burwardsley Way  
Kingsmead  
Cheshire  
CW9 8WN

- 4
- 2
- 3

Offers Over  
£525,000

With focal point Rowan trees inset into the lawns and a wide private driveway leading to the integral double garage, this exceptional Kingsmead property sits back from the brick paved road of a coveted cul de sac. From the outside the rich red brick façade with leaded windows and feature quoins is handsome and characterful, while inside a superbly flowing layout offers an accomplished modern contrast and cherished amount of space.

Behind the shelter of a canopied doorway a palette of warm neutral hues, soft classic greys and cool crisp whites stretches out before you paired with the pale timber tones of first-class wood effect floors. A central hallway is admirably sized while all around you there's a choice of spaces in which to spend time quality time with family and friends.

With leafy outlooks and generous dimensions an excellent snug has the versatility to cater to your own needs as perhaps a home office, playroom or gym. Its immaculate level of presentation continues to the rear where monochrome alliums lend a contemporary twist on a feature floral patterned wall in a brilliantly generous lounge. It's here that a wide arch allows daily life to flow freely into a spacious triple aspect dining room/family area that conjures an undeniable wow factor with its magnificent roof lantern. An expanse of bi-fold doors and full height picture windows offer a seamless blend of outside and in, letting the enclosed south-west facing garden become an integral part of your day-to-day life.

Thoughtfully incorporated to enhance the sense of flow and light further still, a broad internal window looks through into an impeccable double aspect kitchen/breakfast room fully fitted with the sleek clean lines of gloss white cabinetry and black granite countertops. Etched drainer grooves and under-mounted sinks echo the clutter-free streamlined design, and a superior array of integrated appliances includes eye-level ovens, electric hob and dishwasher. A matching utility room houses laundry appliances and has handy side access, while an exemplary ground floor cloakroom is styled with beautiful split faced stone tiles and recessed wide hallway cupboard is ideally sized to keep coats, bags and shoes hidden from view.

Explore upstairs and you'll find four bedrooms and an outstanding family bathroom unfolding from a central landing. Each one of the bedrooms has the understated simplicity of a modern pared-back aesthetic. Leaded windows with traditional motifs lend elegant charm to a gorgeous main bedroom with a wealth of stylish fitted wardrobes and the added luxury of an en suite shower room. It sits peacefully across from the generous second bedroom and two further bedrooms that generate all the flexibility a growing household needs. Together they share a stylish bathroom that rivals and matches the specification of the en suite with the matt black detailing of its rainfall shower, towel radiator and trims. Arranged in marble veined tile settings their pristine suites are both deluxe and on-trend and add the perfect finishing touch to this prestigious home.

South-west facing and framed by the grey tones of high fencing, the enclosed rear garden is a lovely sanctuary from the world outside. The bi-fold doors and extensive glazing of the dining room/family area ensure that it engenders an extension of the house. Well-chosen paving that wraps-around a central lawn produces every opportunity for al fresco entertaining and a painted timber playhouse is picture perfect. To the front, the leafy red berried Rowan trees and well-kept lawns give an attractive introduction to the lifestyle on offer and the broad driveway and attached double garage supply the convenience and security of private off-road parking for several vehicles.

