



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	
	74	78

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 approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

37 St John's Way, Sandiway

Approximate Gross Internal Area:
1543 sq.ft 143 sq.m



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37 St. Johns Way
Sandiway
Cheshire
CW8 2LX



Asking Price
£360,000

Set with the prestige of St John’s Way where a leafy walk-through lane leads to the renowned Define restaurant with its deli and wine shop, this mid-terrace home evokes a wonderful sense of space. A handsome façade of timbers and gables sits back from the cul de sac’s brick paved road, while inside a layout considered and flowing extends out onto gardens that are at once both idyllic and easy to maintain.

Beneath decorative red brick detailing a canopied doorway instantly prompts a feeling of privacy, enticing you into a spacious entrance hall that gives an immediate glimpse of the greenery outside. A soft neutral palette is classically elegant, and the excellent dimensions stretch down to the rear where the spacious open plan layout of a lounge and dining area is filled with garden views. Peppered with three sets of French doors that let the patio outside become an extension of the space, this is a place equally perfect for family life, entertaining or simply sitting back and escaping from the hubbub of a busy day. A tastefully chosen glass pendant illuminates the considerable dining area; the warming balance of a wood affect floor stretches out beneath your feet to a distinguished focal point fireplace in the lounge area.

Well-appointed with modern family living in mind, the stylish separate kitchen is fully fitted with a superb array of integrated appliances and modern cabinetry topped with sleek black granite. Fluted glass fronted wall cabinets are finished with downlighters, etched drainer grooves filter into an under-mounted sink with a spray tap and a breakfast bar has space to sit and plan the day ahead with a morning coffee.

A ground floor cloakroom is on hand for guests, and a duo of hallway cupboards keep coats, bags and shoes hidden from view.

Lending a magnificent sense of height and space, a brilliantly wide turning staircase gently rises to the upper two stories where four enviably sized double bedrooms echo each other’s immaculate presentation. Flexible to your needs, together they provide ample opportunity to include a home office, gym or games/TV room if preferred.

On the first floor a pared-back aesthetic evokes a supremely clam and restful air to a main bedroom with ample fitted wardrobes. An expanse of windows looking out onto the treetops captures the morning sun, an accent wall of dandelion head patterns lends a delicate dash of colour and charm, and an en suite shower room gives that all-important added level of luxury and privacy.

Reaching out over a fabulous 21’3”, the double aspect second bedroom is a superb retreat. With Nordic woodland patterns, the enviably proportioned fitted dressing/wardrobe zone has the added bonus of plenty of space for seating and desk/study space. The bedroom area itself has the charm of bay windows and sits beneath the brilliantly high slope of its ceiling.

Equally impressive, the third bedroom at the rear looks out over the garden, while upstairs on the top floor the fourth offers further privacy and a great chance to have a home office that would offer coveted work/life delineation.

Together these three additional double bedrooms share a modern family bathroom arranged in a tasteful tile setting matching that of the en suite and ground floor cloakroom. A deep walk-in cupboard on the top floor supplies handy storage and makes a clever use of space.

At the front of the property the symmetry of pristinely clipped hedges encompasses a selection of mature shrubs generating a discerning introduction to life in this St John’s Way home. To its side a broad brick paved driveway and attached garage provide private off-road parking.

When it comes to taking time out from a busy day, the flow of the lounge and dining area out onto a secluded patio makes it effortlessly easy for you to filter out into the sunshine, unwind or enjoy al fresco meals with friends. High fencing and statuesque hedging prompt a cherished degree of seclusion, a row of lavender lines an established lawn with a central tree. A painted timber shed is ideal for keeping barbeques and seating stowed away.

