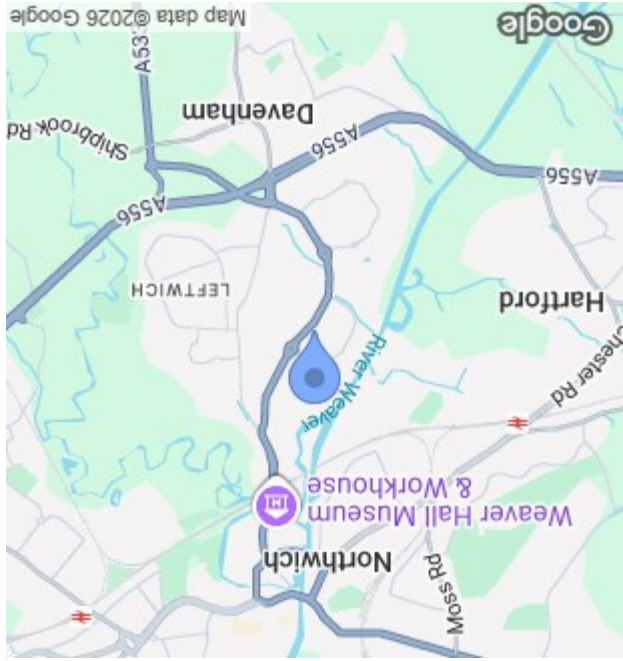


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For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

3 Palmer Close, Kingsmead
Approximate Gross Internal Area:
1730 sq.ft 160 sq.m



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very energy efficient - lower running costs	
Current	Potential
44	74

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3 Palmer Close
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- 5
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£500,000

Set within a quiet, established cul-de-sac, the approach feels settled and unhurried. A wide driveway leads to the garage, while the frontage presents with a quiet sense of care, a home that has been consistently looked after rather than recently prepared.

Inside, the hallway opens with a natural sense of flow. There is a natural sense of orientation from the outset, with each space revealing itself easily without feeling over-planned. The ground floor is arranged with a clear understanding of how the house is lived in. Spaces connect where they should yet remain distinct enough to offer flexibility.

To the rear, the main lounge is both comfortable and well-proportioned, with a natural connection through to the garden beyond. Light moves through this part of the house particularly well, softening the transition between inside and out due to the ideally positioned French doors. It is a space that settles into daily life with ease and is equally suited to quieter evenings or time spent together.

To the front, a separate family room or office offers a different pace. Whether used for work, playing, or as a more private sitting room, it provides valuable separation from the main living areas without feeling detached from the overall flow.

The kitchen sits at the heart of the ground floor, linking the main living spaces with the dining area and the garden beyond. Well arranged for day-to-day use, it offers generous workspace and storage, with a layout that simply works.

Beyond, the space extends the footprint into a light-filled dining space. It changes the way the ground floor is experienced, particularly through the warmer months, allowing the garden to become part of everyday living rather than something separate.

Practical elements are well handled, a cloakroom sits neatly off the hallway, while a separate cupboard provides space for shoes and coats.

Upstairs, four bedrooms are arranged around a central landing, each offering comfortable proportions and natural light. There is a consistency here, rooms feel properly usable, rather than secondary, allowing the layout to adapt as needs change.

The main bedroom is quietly positioned, with a sense of separation from the rest of the floor. Its scale allows for ease as well as function, with an en suite alongside that serves its purpose cleanly and without excess. A spacious family bathroom supports the remaining bedrooms, providing practical balance for everyday living.

The second floor introduces a more flexible layer to the home. A generous further bedroom spans the space, accompanied by a convenient w.c, works equally well for guests or older children as a more independent retreat.

To the rear, the garden is enclosed and private, with a lawn framed by established planting. It feels enclosed without being overlooked, and the connection back through the dining area and lounge allows it to be used naturally throughout the day.

