

Table bands are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Council floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or fixtures or fittings. Council contracts. 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 and specific fittings have not been tested. All photographs, measurements, descriptions, floor plans and distances are given as a general guide to help you to decide whether to view the property. They are not intended to constitute part of an offer or contract.

20 Ellingham Way, Kingsmead

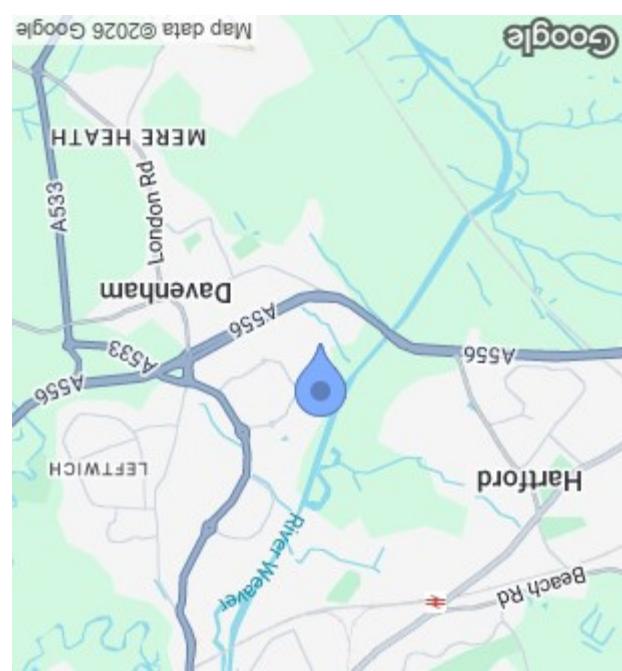
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area:



www.jlordandco.com
01606 351133

J LORD & CO MATCHING REPUTATION TO QUALITY



20 Ellingham Way
Kingsmead
Cheshire
CW9 8UF



Offers Over
£260,000

Ideally positioned to the rear of a peaceful cul-de-sac within the Kingsmead development, a superb driveway stretches down to the timber framed porch of a refined red brick facade. To its side the tall trees of the adjoining countryside reach up to the sky, while inside an immaculate home unfolds over an extended layout. Designed to be filled with sunlight and allow the gardens to play an integral part of daily life, it is equally perfect for couples who love to entertain, working from home or a young family.

Hinting at the cohesive detailing that features throughout with its column radiator, glass panelled door and classic palette of soft greys and crisp cool whites, a pristine entrance hall opens into a lounge that instantly encourages you to relax. South facing windows dressed with tastefully chosen shutters look out onto a wealth of greenery, while the timber tones of engineered wood flooring extend beneath your feet. The fabulous glass-fronted fireplace sits sleekly inset into an accent Hague Blue wall lending a warming glow with its embers and log bed. Homely whilst sophisticated, it adds a hugely contemporary deluxe feel to the room.

Explore further and to the rear you'll find a thoughtfully extended open plan kitchen and dining area that demonstrates an admirable understanding of light, space and modern living. Utterly impeccable and seriously stylish, it adds a sublime free flowing feel with further rich blue hues adding perfectly placed pops of colour. Its first-class kitchen is fully fitted with the streamlined aesthetic of handleless cabinetry, topped with granite and housing a superior array of integrated appliances. A central island gives definition to the space and LED lights frame the impeccable roof lantern that lets sunlight illuminate the exemplary dining area. Equally suited for everyday meals, family time or entertaining, it's here that an expansive wall of full height windows and French doors connect to a landscaped garden with a choice of terracing and patios.

With the needs of modern life firmly in mind, a separate utility room keeps laundry appliances hidden from view without compromising on style or space. Its wealth of handleless cabinets match those of the kitchen, a skylight and glazed door to a side patio continue the flow of natural light and the shades of grey on an encaustic-style patterned floor add a gorgeous finishing touch. Tucked discreetly away, a convenient ground floor cloakroom is on hand for guests.

Upstairs, the pristine presentation continues in each of the two bedrooms with plush grey carpeting and further window shutters. In the enviable generous main bedroom, an accent wall of regal patterns is both subtle and elegant. The luxurious second bedroom is currently fitted with an array of storage options, making this the perfect dressing room, yet could also become a great children's room, home office or gym space if preferred. Together these two rooms share a luxury family shower room with a contemporary suite arranged in a chic textured tile setting that gives a final demonstration of the exceptional attention to detail that features throughout.

Outside, paving rises gently to the low maintenance, all year-round greenery of a faux lawn with a considerable paved patio to its rear. Raised timber planters stretch out to one side while at the other, a superior decked terrace sits flush within the landscaping with inset LEDs in its edging and dimensions that give you every opportunity to enjoy al fresco dining. High fencing painted in grey reach around the garden giving plenty of privacy, and further paving extends from the French doors of the dining room around to the side of the house producing an extra choice of places in which to relax and unwind. At the front of the property a notably broad and long private driveway provides the convenience of off-road parking for several vehicles.

