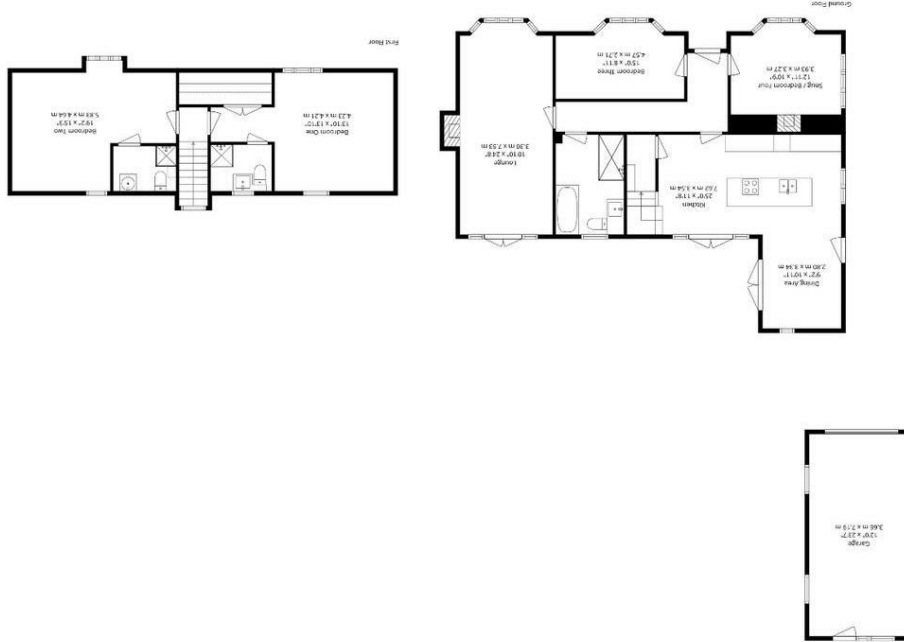


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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%.

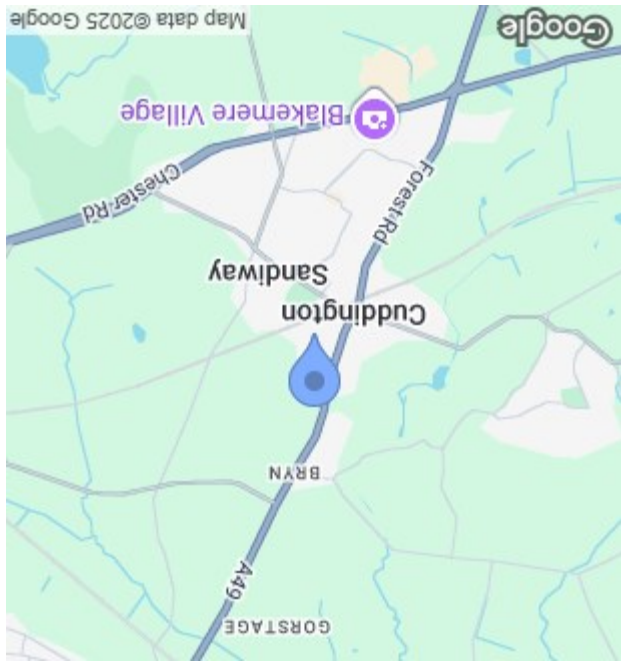
6 Mayfield Grove, Cuddington
Approximate Gross Internal Area:
1938 sq.ft 180 sq.m



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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (1-20)
	F (21-30)
	E (31-40)
	D (41-50)
	C (51-60)
	B (61-70)
Very energy efficient - lower running costs	A (71-80)
	A+ (81-90)
	A++ (91-100)
Current	60
Potential	72



6 Mayfield Grove
Cuddington
Cheshire
CW8 2LT



Offers Over
£385,000

Producing an exceptional example of refined 21st century living, this detached dormer bungalow has been immaculately reconfigured and enhanced by the current owners.

Designed to have the flexibility that both families and those who work from home crave, its considered spaces feel rich and collected. A cohesive palette with shades of grey and cool calming whites is warmed by the timber tones of wood floors and doorways, while an abundance of glazing blends the outside and inside.

Behind a double fronted façade with rich anthracite grey framed windows and an arched recessed doorway, a central hallway gives an instant sense of the style and space within. Stretching out across the full depth of the property, a superbly sized double aspect lounge is both stylish and family friendly. Bay windows and French doors let sunlight filter throughout, whilst highlighting the subtle patterns of an accent wall. A contemporary fireplace lends an elegant focal point, and the excellent dimensions extend down to south facing French doors that fill the space with the greenery of garden vistas.

Explore further and you'll find the immaculate presentation echoed in a matching sitting room and ground floor bedroom that each has bay windows and generous proportions of their own. The double aspect lounge has the cosy glow of a further focal point fireplace and together these two impeccable rooms provide the option to have a home office, playroom or gym space if preferred.

With twin sets of French doors generating a seamless transition out into the gardens, it is the magnificent open plan layout of the kitchen and dining area that will ultimately capture and hold your attention for all the right reasons. Triple aspect and spacious, it is bathed in sunlight and simply stunning. Housing eye-level tower ovens, an expansive wall of grey Shaker cabinetry supplies an enviable amount of practical storage and keeps additional appliances hidden from view. A matching island with bar stool seating features an induction hob that sits beneath the sleek unobtrusive design of a ceiling extractor, and the etched grooves of black quartz countertops flow into under-mounted sinks with a statement spray tap. A first class tiled floor enhances a pared-back aesthetic and the twin sets of doors allow daily life to tumble freely out from both the kitchen and dining area onto the secluded patio.

Upstairs a duo of beautiful double bedrooms with high sloping ceilings vie for the title of main bedroom. Filled with light from double aspect windows, each has the added benefit of a deluxe en suite shower room, while downstairs on the ground floor an equally impressive family bathroom generates a sublime finishing touch and makes life easy if you require a ground floor bedroom. Its luxury design includes the charm of a freestanding roll top bath with as well as the clean lines of a glass framed walk-in waterfall shower.

Step out from any of the three sets of French doors and you'll find it effortlessly easy to relax and unwind in style on a secluded south facing patio unfolding over the full width of the property. Adding an idyllic backdrop, a prodigious lawn reaches out before you with a brilliantly fully stocked border that draws your gaze down to the neighbouring trees at the rear. Budding gardeners and those who love to entertain will head for the dappled shade of a second paved seating area sheltered by the established vines of a wide timber pergola.

At the front of this outstanding home a landscaped walled garden continues around to the side where high gates lead the way to a detached garage and secure off-road parking space.

