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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%.

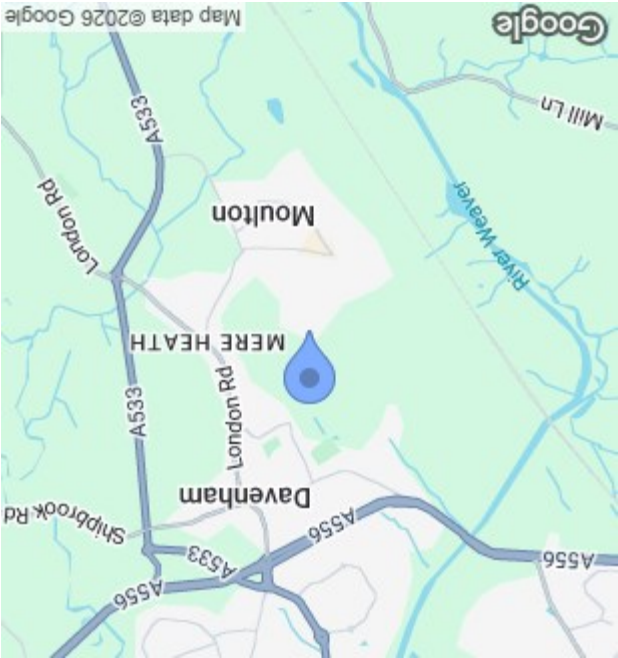
35 Ravencroft Street, Moulton
Approximate Gross Internal Area:
1681 sq.ft 156 sq.m



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Energy Efficiency Rating	
Potential	Current
94	85
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



35 Ravencroft Street
Moulton
Cheshire
CW9 8SN

- 5
- 2
- 2

Asking Price
£500,000

35 Ravencroft Street Moulton, Cheshire, CW9 8SN

Conjuring a sublime work/life balance with easy access to both commuter routes and tranquil countryside walks, this Moulton home sits peacefully back from the hubbub of the village in a prized cul de sac location. Behind the paved seating area and beautiful planting of a south facing frontage, a handsome double fronted red brick façade entices you into a layout where a palette of cool crisp whites, refined greys and warm neutral hues gives calm and cohesion to light filled rooms.

Hinting at the fluidity, an impressive central hallway unfolds to either side onto immaculately styled spaces ideal for both family life and working from home. Sophisticated yet ultimately inviting, an impeccable bay fronted lounge has ample space for everyone to spend time together. Its generous dimensions stretch down to elegant glazed double doors that connect with the adjoining dining area and kitchen giving you the choice of having one magnificent open plan space in which to relax and entertain.

Opening onto the patio, French doors in the dining area allow views of the greenery outside to be carried through, creating a wonderful interplay between the house and garden. Its tiled floor extends seamlessly into the first-class kitchen where the simplicity of the pared-back aesthetic continues. Tastefully chosen Shaker cabinets are paired with warmly toned countertops and house integrated eye-level tower ovens, an induction hob, dishwasher and fridge freezer. The considered U-shaped design produces both style and functionality, while an exquisite large cloakroom/utility room matches its presentation and keeps laundry appliances hidden from view. Flexible to your needs, an additional snug/office is ready to cater to your own lifestyle, giving you the option of having a notable place to work from home, a peaceful hideaway, a TV/playroom for the kids or a gym.

Explore upstairs and you'll find a series of five equally impressive bedrooms flowing from a central landing. Adding further versatility to this Moulton home, three generous rooms sit to the rear with the scope to generate a dressing room or study if needed. However, of the two double bedrooms that stretch out across the front of the house it will undoubtedly be the superb main bedroom that ultimately adds the perfect finishing touch. Bathed in sunlight from its south facing bay windows, its extensive proportions include fitted wardrobes and the added luxury of a superior en suite where a broad glass framed waterfall shower is arranged in a discerning tile setting. With smart chic tiling of its own, a sleek contemporary family bathroom completes the layout.

Outside, a wonderfully private and sized walled rear garden provides you with every excuse to step out into the fresh air and take a break from a busy day. Its paved patio is ideal for al fresco drinks and dining with friends and adds an easy flowing extension of the ground floor. A central lawn has ample space for children to play and the paving of the patio wraps-around to the rear creating a restful space to recline in the summer sun. At the front of the house, a beautifully planted selection of flowering shrubs sit beneath the bay windows of the lounge producing a colourful and welcoming introduction. A paved south facing seating area gives you a chance to sit with a morning coffee and look out onto the attractive central greenery of the cul de sac, while to the side of the house a bespoke carport and detached garage give private off-road parking to several vehicles.

