

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%.

18 Waverton Close, Kingsmead
Approximate Gross Internal Area:
1696 sq.ft / 157 sq.m

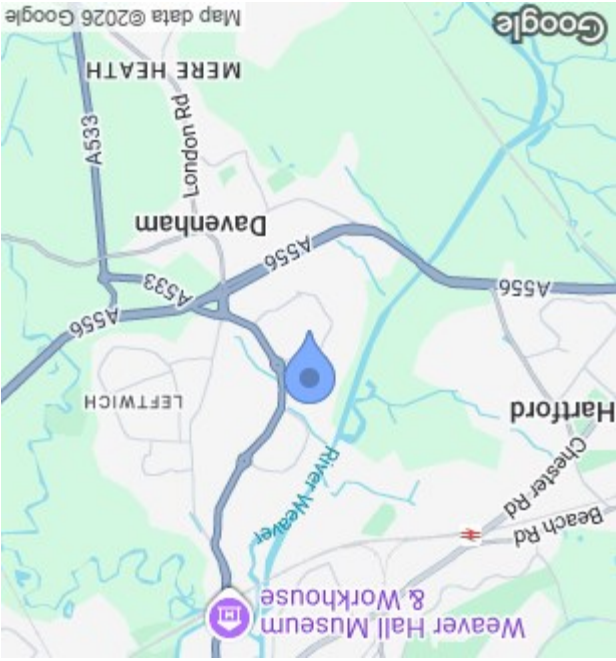


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MATCHING PEOPLE TO PROPERTIES

Energy Efficiency Rating	
Potential	Current
(92 plus) A	74
(81-91) B	77
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

EU Directive 2002/91/EC
England & Wales
Not energy efficient - higher running costs



18 Waverton Close
Kingsmead
Cheshire
CW9 8WD

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Offers Over
£500,000

Step through the part-glazed front door into a bright and beautifully presented hallway, where wood-effect flooring runs underfoot and soft, neutral tones lend an instant sense of calm.

To the right, a charming and versatile front reception room offers a tranquil escape from the main living spaces. With soft-toned feature wallpaper, stylish timber flooring and a wide window, the room is currently styled as a cosy family room—but would work equally well as a formal dining room, reading retreat, home office or snug. Its position at the front of the house provides a degree of separation ideal for quiet time or work-from-home routines.

Moving to the rear of the home, the living room exudes both sophistication and warmth. Plush carpet underfoot, a soft ambient lighting scheme, and space for a generously sized sofa create a space that's tailored for relaxation and entertaining. A sliding glazed door stretches nearly the full width of the room, connecting the lounge seamlessly with the conservatory and framing a view of the garden beyond. The conservatory itself has been styled as an elegant dining area, complete with pitched roof and full-height windows on all sides, allowing you to dine with immersive views of the landscaped garden. Double French doors open directly onto the stone patio, offering effortless flow for indoor-outdoor entertaining during the warmer months.

Back inside, the kitchen has been thoughtfully designed with both function and style in mind. High-gloss cream cabinetry with curved corners pairs beautifully with jet-black granite worktops and polished floor tiles. An inset stainless-steel sink sits beneath a picture window overlooking the garden, while a full range of integrated appliances—including a gas hob, extractor hood, double oven, dishwasher, and space for an American fridge-freezer—are neatly arranged for efficiency. Spotlights in the ceiling and under-cabinet lights provide a well-lit and contemporary cooking environment, and there's plenty of room for a dining table—perfect for casual breakfasts and midweek meals.

A downstairs cloakroom is positioned conveniently off the hallway, fitted with a modern WC and vanity unit. Finally, the integral garage—accessed via an internal door—provides secure storage or further development potential if required.

A turning staircase with white spindle balustrade rises to a beautifully lit landing, where a pair of leaded stained-glass windows add a delicate touch of character and natural light filters through the upper floor. Plush carpeting continues underfoot, and the neutral tones and crisp white woodwork mirror the serene style of the ground floor.

To the front of the property, the main bedroom stretches across the house and is a standout space—generously proportioned and designed for rest and retreat. A generous picture window with decorative leaded detailing frames offers an elevated outlook over the quiet close, while a wall of built-in wardrobes offers extensive, discreet storage. The en suite shower room is elegantly styled in soft grey tones, with a floating vanity unit, chrome towel radiator, and fully tiled walk-in shower—delivering both practicality and polish in equal measure.

Bedroom two, located at the rear, is another good-sized double room. Light and airy, it enjoys leafy views of the rear garden and offers ample space for freestanding furniture. Bedrooms three and four offer versatility in layout. Bedroom three is currently styled as a nursery with soft décor and a charming panda feature wall, while bedroom four is currently set up as a home office, but would easily convert into a bedroom, dressing room, or dedicated study.

A family bathroom serves the upper floor with a clean, contemporary design. Featuring full-height tiling, a chrome heated towel rail and a stylish vanity basin, it is completed by a full-size bath with glass screen and rainfall-effect shower—ideal for busy mornings or relaxed evening soaks.

To the rear, the garden unfolds as a private and beautifully established retreat—perfectly proportioned for both quiet family life and outdoor entertaining. A stone patio extends from the conservatory doors, forming a natural terrace for al fresco dining and summer barbecues, bordered by vibrant planting and herbaceous colour.

Beyond, the lawn stretches out over a subtly tiered level, enclosed by timber fencing and softened with deep-set flowerbeds, lavender, and low hedging. A raised seating platform nestles in the corner of the garden—an ideal setting for a morning coffee, sunset drinks or a quiet afternoon read in the sunshine. Surrounded by mature trees and shrubs, the garden feels wonderfully secluded while still benefiting from excellent sun coverage throughout the day.

Positioned at the end of a peaceful Kingsmead cul-de-sac, this detached home enjoys a discreet, elevated plot framed by mature trees and neat planting. The sweeping tarmac driveway offers parking for multiple vehicles and leads to the integral double garage, while a gently stepped path draws you through a lawned front garden towards the welcoming, canopied entrance. Hints of seasonal colour from well-tended hydrangeas and hanging baskets create a warm and characterful first impression.

