

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.

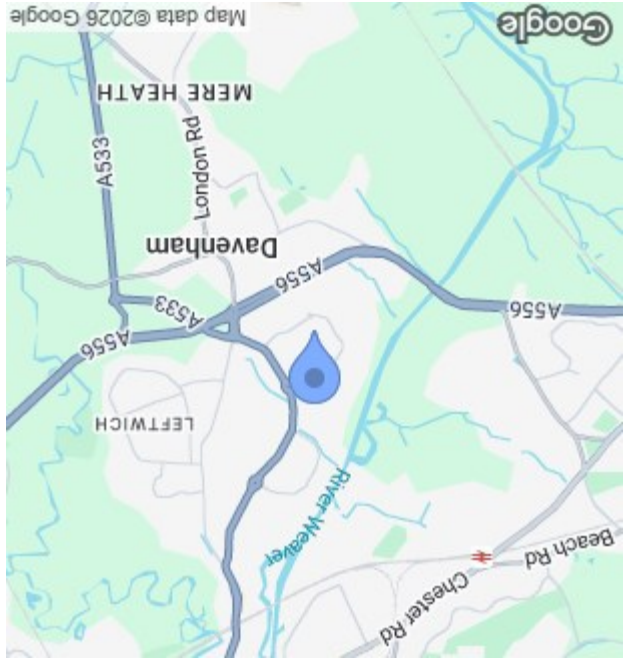
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

17 Mouldsworth Close, Kingsmead
Approximate Gross Internal Area:
1109 sq.ft 102 sq.m



JL & CO
MATCHING MOVE TO PROPERTY
JLORD & CO

01606 351133
www.jlordandco.com



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	Potential
	67
	82



17 Mouldsworth Close
Kingsmead
Cheshire
CW9 8FT

- 3
- 2
- 2

Offers Over
£340,000

With lovely leafy outlooks, behind the quintessential charm of a canopied doorway a beautifully flowing layout instantly conjures an enviable sense of light and space. An enclosed entrance hall enhances the feeling of privacy and unfolds onto a spacious lounge that immediately sparks the imagination with its brilliant versatile dimensions. The wood effect flooring stretches out beneath your feet giving a rich contrast to the light reflecting white walls and whilst a deep under-stairs cupboard supplies handy hidden storage it is easy to see that there's plenty of scope to create somewhere that everyone will love to spend time in. This light filled space leads into the superb open plan arrangement of the kitchen/dining area where the cohesive design gives a seamless feel and sliding doors allow the adjoining conservatory to become an integral part of the layout. Tastefully chosen Shaker cabinets wrap-around the excellent kitchen topped with the sleek clean lines of top-quality worktops and integrated appliances include an oven and induction hob. Ideally proportioned for everything from breakfasts to lazy weekend brunches or evenings with friends, the dining area adds to the sociable aspect of the design, connecting to a generous conservatory that can be tailored to your own needs. Whether you choose to use it as a peaceful retreat, playroom, home office or formal dining/entertaining space, it provides a wonderful connection to the brick paved patio giving you every excuse to enjoy al fresco drinks and meals in style. Completing the layout, a ground floor cloakroom is ideal for guests and busy school day mornings.

With sunlight tumbling down from above, the plush grey carpeting of a turning staircase leads the way up to the first floor where a trio of generous bedrooms produces a great measure of flexible accommodation. Looking out over the greenery of the garden, the main bedroom has a deluxe en suite shower room arranged in a refined marble veined tile setting. An adjacent bedroom gives options to have a home office or fitted dressing room if preferred, while the second bedroom at the front of the house is ideally sized for a growing family. Together these three rooms share a stylish bathroom that matches the en suite.

At the rear the French doors of the conservatory tempt you out into a secluded and enclosed garden that creates an idyllic sanctuary. Demonstrating an attention to detail, the accomplished landscaping of the brick paved patio extends down alongside the detached garage where a timber pergola provides dappled shade. An impeccably maintained lawn and established shrubs and neighbouring trees add to the feeling of privacy. It's good to note that the garage benefits from power and lighting as well as a handy side door to the garden.

The brick paved roads of this cul de sac immediately hints at the high specification of its homes and the lifestyle it generates for the residents. At the front of this house pristinely clipped mature shrubs combine with a perfectly formed lawn to give a wealth of evergreen colour and an enticing introduction. To its side a private hardstanding and driveway combine with the detached garage for ample off-road parking.

