


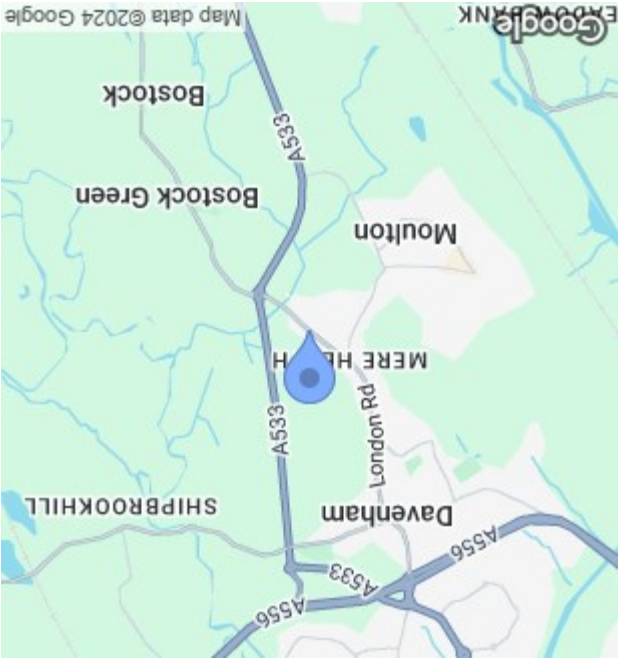
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	G
	F
	E
	D
	C
	B
	A (92 plus)
Very energy efficient - lower running costs	(81-91)
Current	65
Potential	81



TOTAL: 2277 sq. ft. 211 m²
 FLOOR 1: 1468 sq. ft. 136 m², FLOOR 2: 809 sq. ft. 75 m²
 Created on Behalf of J. Lord & Co By Northern Powerhouse Media. Accurate to 97%.

645 London Road, Davenham



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Asking Price
 £700,000

Beautifully complementing the rich timber tones of original solid wood doors and the elegance of a magnificent turning staircase, a herringbone floor combines with a palette of warm neutral hues in the entrance hall giving an instant glimpse of the considered presentation that flows cohesively through the ground floor.

The impeccably presented, double aspect lounge has the classic focal point of a wood burner nestled within its fireplace beneath a floating oak mantel. Framed by full height inner windows, glazed double doors effortlessly extend its generous dimensions further leading the way into a tremendous solid roofed conservatory that fills your gaze with idyllic garden and open countryside vistas. Spacious and emanating a hugely calm and restful feel, this is an incredibly special place to relax and unwind. French doors tempt you out onto the patio, while the connection to the lounge and informal dining area produces a fluid layout ideal for both family life and entertaining on a grand scale.

Sympathetically styled, the dining area and kitchen are fully fitted with soft grey Shaker cabinetry paired with the crisp white contrast of sleek marble countertops. Supremely well-appointed with a superior array of integrated appliances, the large kitchen area offers every convenience while the relaxed dining area is a great place to sit and plan the day ahead over a morning coffee. A matching utility room sits hidden away behind the charm and character of a solid wood door with stained glass detailing, and it is here that the layout extends into an excellent ground floor shower room and the integral garage.

With ample flexibility to be tailored to suit your own lifestyle needs, across the entrance hall an outstanding formal dining room is bathed in light from wide south-west facing bay windows and echoes the accomplished aesthetics that feature throughout each and every room.

Upstairs a succession of four exemplary bedrooms unfold from a central hallway proffering an immense sense of style and space. Occupying one side of the house an expansive double aspect main bedroom offers a heavenly retreat from the hubbub of a busy day. The contemporary floral patterns of an accent wall add to its sophisticated feel, while an impressive en suite is arranged in a refined tile setting with mosaics that lend a considered dash of colour. Each of the additional two double bedrooms and one notably sized single bedroom are equally impressive. Together they share a modern family bathroom with a marble veined tiled floor, Shaker basin console and a full-sized bath with an overhead shower. Making busy mornings that little bit easier, a separate WC completes the layout.

Outside to the front a prodigious lawn garden framed with tall trees conjures a cherished measure of privacy and distance from the world outside. A private driveway sweeps up to the house allowing the double fronted façade to give a refined first impression and combines with a large hardstanding and integral double garaging to provide an abundance of off-road parking.

To the rear, the French doors of the conservatory entice you out into enviably expansive gardens bordered by statuesque trees and the leafy foliage of evergreen shrubs. Utterly tranquil and idyllic they stretch down to traditional rustic fencing where the adjoining fields extend your line of sight and add a blissful countryside backdrop. The terracing that reaches across the full width of the house continues into a large landscaped seating area ideal for al fresco entertaining, while further trees pepper a lawn that gives children every opportunity to play.

