

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 | |
| Very energy efficient - lower running costs | A (92 plus) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 83 |
| Potential | 85 |

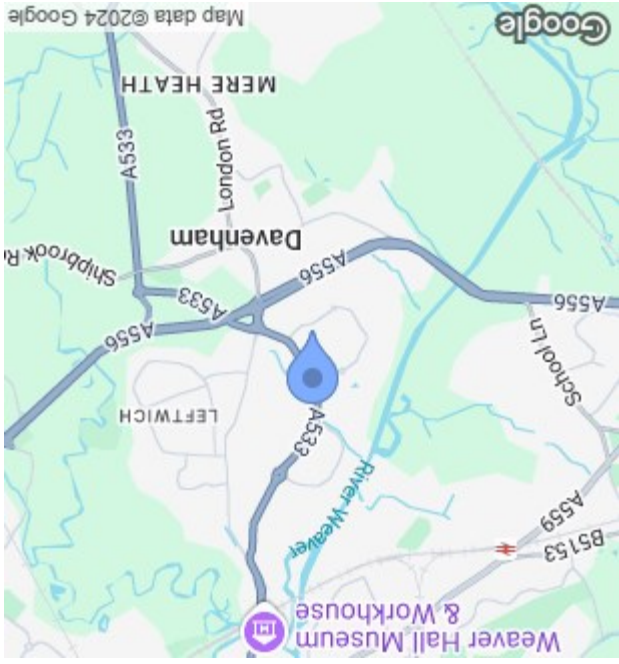
8 Picton Close, Kingsmead

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EXCLUDED AREAS: GARAGE: 285 sq. ft, 27 m², FIREPLACE: 7 sq. ft, 1 m²

TOTAL: 1494 sq. ft, 138 m²

FLOOR 1: 866 sq. ft, 80 m², FLOOR 2: 628 sq. ft, 58 m²



8 Picton Close
Kingsmead
Cheshire
CW9 8FJ

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Asking Price
£560,000

When you step inside you'll find an accomplished layout with the convenience of integral double garaging. Cohesive and considered, its palette of subtle heritage colours is balanced by the warming timber tones of Karndean floors, and the flow of rooms generates a superb sense of space. Double doors give a grand entrance to a large lounge that's both sophisticated and homely. With the refined focal point of a feature fireplace it extends seamlessly into a contemporary orangery beautifully lit by a magnificent roof lantern. Allowing views of the garden to be carried through, this additional space is finished with French doors that tempt you out onto the south facing patio.

With a wall of bi-fold doors it is easy to imagine the adjoining kitchen/dining room becoming a hive of activity and somewhere that everyone will love to spend time. Enviably appointed with a wide array of high class Siemens appliances, the large kitchen area is fully fitted with the sleek clean lines of rich grey handleless cabinets paired with the crisp contrast of white quartz countertops. The wrap-around layout forms a bar stool overhang that's a perfect spot to sit and catch up on the day's events while you cook. A gas hob is perfectly placed to let you stay in touch with what's going on outside and kickboard LEDs gently illuminate the space after you've moved into the dining area. A matching utility room keeps laundry hidden from view.

Fitted furniture from Hammonds, a bay fronted study is somewhere that anyone working from home will appreciate, and a ground floor cloakroom is ideal for guests and days spent in the garden.

Upstairs, the generous main bedroom offers the added luxury of a modern en suite shower room, there are three further double bedrooms with tastefully chosen wardrobes. A recently refurbished family shower room complements the contemporary detailing of the kitchen with a handleless gloss basin console and features a deluxe glass framed waterfall shower.

Outside, the house sits back from Picton Close behind a substantial private driveway that combines with the integral double garaging to supply a wealth of off-road parking. To its side an established lawn is bordered by immaculately clipped high hedgerows and a pretty flowerbed. At the rear of the house a broad south facing brick paved is ideally sized for al fresco dining. Wrapping around to the side of the orangery, it connects with a considerable lawn that gives children plenty of opportunity to play.

