



Badgers Sett | Cuddington | CW8 2XB

EDWARD
mellor



Features

- A beautifully appointed detached bungalow
- With a spacious and stunning sun room
- Superb lounge, dining room & fitted kitchen
- 4 bedrooms and 2 bathrooms
- Double garage and secluded mature gardens

NO CHAIN - First time on the market since 1989, this is an outstanding example of a detached bungalow built 1979 which offers impressive and spacious accommodation (see floor plan) together with the addition of a magnificent sun room completed 2016 with underfloor heating, bifold doors, aluminium triple glazed windows and

feature lofted ceiling with roof windows. The sanitary fittings have also been recently upgraded. With gas central heating having annually serviced gas central heating boiler installed 2017 and double glazing, the layout comprises hall, shower room, dual aspect lounge, dining room, fitted kitchen with integrated appliances,

granite work surfaces and Karndean floor, sun room, 4 bedrooms/office and bathroom. Outside with double garage, driveway and fully established gardens to all sides. The south west facing rear garden is especially private with Indian stone paving which leads to an attractive sunny area with water feature enjoying a south facing aspect.



The property is quietly situated towards the end of a small cul de sac and is part of the desirable Delamere Park development which is surrounded by glorious open countryside. Nearby landmarks include Delamere Forest and Whitegate Way. This location also offers an appealing lifestyle with superb private residents facilities which include an indoor swimming pool, squash and floodlit tennis courts, children's play area with green space, clubhouse with licensed bar and many activities for all age groups. Refer to delamerepark.co.uk for more information. Around one mile away is Cuddington village with local shops, library, dentist and community playing fields with tennis club. For travelling there is Cuddington railway station which is part of the Manchester to Chester line and easy access to the A49 and A556 which both link to the motorway network. There are 2 primary schools in the area, Weaverham High school and the highly regarded Grange Independent schools in Hartford.

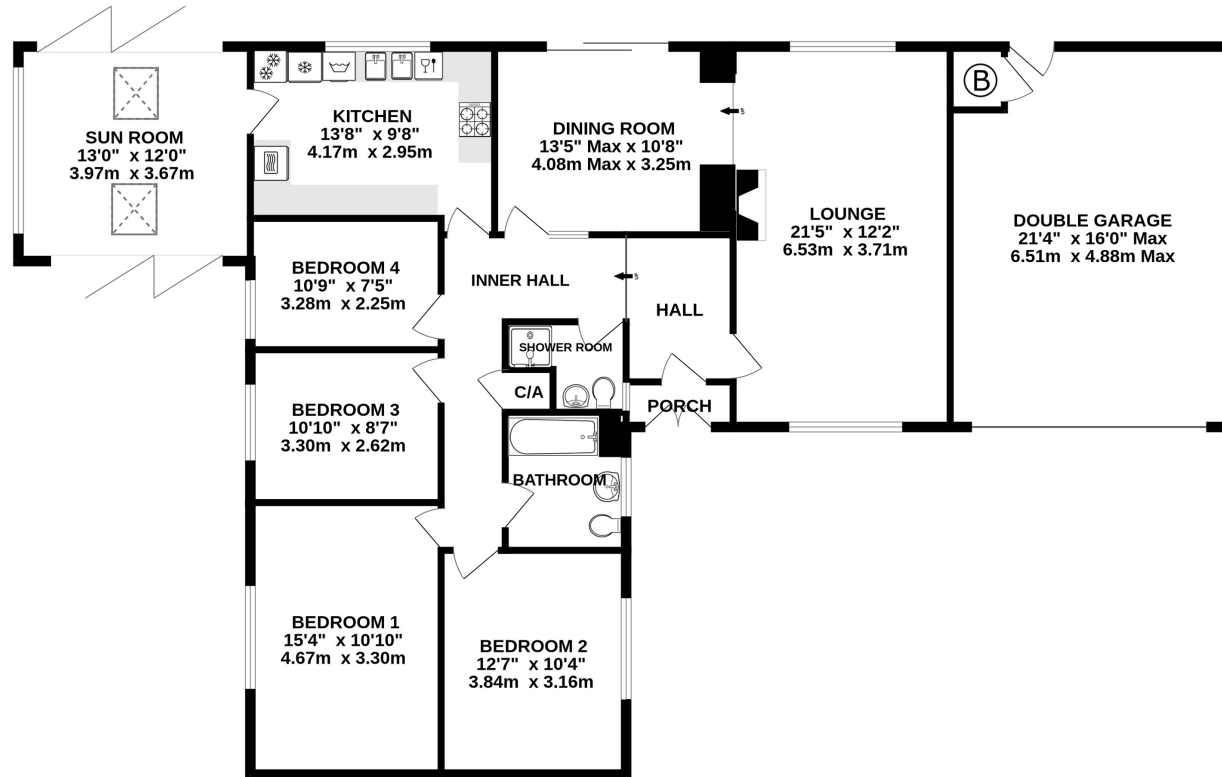
Services: All main services are connected. We must advise prospective buyers that none of the fittings or services have been tested. Cheshire West and Cheshire Council. Council Tax Band F _ Energy Efficiency Rating - Band TBC. The property is Freehold. Management Charges: As of October 2023, fees payable were £839 per annum.



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1727 sq.ft. (160.5 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: F
- Tenure:Freehold

EPC Rating

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