



3 THE DOWNS, CUDDINGTON, NORTHWICH, CW8 2XD

£475,000



Vincent James Estate Agents are pleased to present this charming four-bedroom link-detached home, nestled in the tranquil and leafy enclave of Delamere Park. This delightful property offers a perfect blend of comfort and modern living, making it an ideal family home.

Upon entering, you are welcomed into a cozy lounge featuring an inset modern fireplace, perfect for those chilly evenings. The spacious kitchen diner is designed for both family meals and entertaining, complemented by a separate utility space for added convenience. A downstairs WC enhances the practicality of the layout, while a stylish glass bannister leads you to the first floor, where you will find four well-proportioned bedrooms. The master bedroom boasts an en-suite bathroom, providing a private retreat for relaxation.

Outside, the rear garden is a true highlight, featuring a well-maintained lawn and multiple seating areas, ideal for enjoying summer gatherings. The garden is adorned with plum and apple trees, and thoughtfully placed lighting allows for enchanting evenings spent outdoors.

In addition to the wonderful features of the home, Delamere Park offers an array of amenities, including an indoor swimming pool, bar, squash courts, and tennis courts, ensuring that leisure and recreation are just a stone's throw away. With parking available for up to five vehicles, this property is not only spacious but also practical for family living.

This link-detached home on Delamere Park is a rare find, combining comfort, style, and a vibrant community atmosphere. We invite you to explore this exceptional property and envision your future in this idyllic setting.

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Charming Four-Bedroom Home on Delamere Park

Vincent James Estate Agents are pleased to present this delightful four-bedroom link-detached property, tucked away within the highly sought-after and serene setting of Delamere Park. Surrounded by greenery and offering access to exclusive on-site amenities, this beautifully presented home combines everyday comfort with a lifestyle of leisure.

Warm and Welcoming Living Spaces

Step inside to a cosy lounge, where a modern inset fireplace adds a warm and stylish focal point—ideal for relaxing on cooler evenings. The heart of the home lies in the spacious kitchen diner, perfect for family meals or entertaining, while a separate utility room keeps day-to-day tasks neatly tucked away. A ground floor WC adds to the home's practicality.

Four Bedrooms & Modern Comforts

Upstairs, the glass-panelled staircase leads you to four well-proportioned bedrooms, including a bright and spacious master suite with its own en-suite bathroom—a perfect private retreat. The remaining bedrooms are ideal for children, guests, or even a home office setup.

A Garden Designed to Delight

To the rear, the generously sized garden is a true oasis. With lush lawn areas, multiple seating zones, and mature plum and apple trees, this outdoor space is designed for both relaxation and entertaining. Subtle lighting throughout the garden ensures it's just as magical by night as it is by day.

Exclusive Community Perks & Ample Parking

Living in Delamere Park means enjoying more than just a beautiful home—you'll have access to a residents-only leisure complex featuring an indoor swimming pool, bar, squash courts, tennis courts, and more. The property also benefits from driveway parking for up to five vehicles, making it as practical as it is picturesque.

In Summary

This link-detached gem offers the best of both worlds—a peaceful location with exceptional amenities, alongside spacious and thoughtfully designed interiors. Whether you're upsizing, relocating, or simply seeking a lifestyle upgrade, this home ticks every box.

Arrange your viewing today with Vincent James Estate Agents and experience all that Delamere Park has to offer.

Extra Information

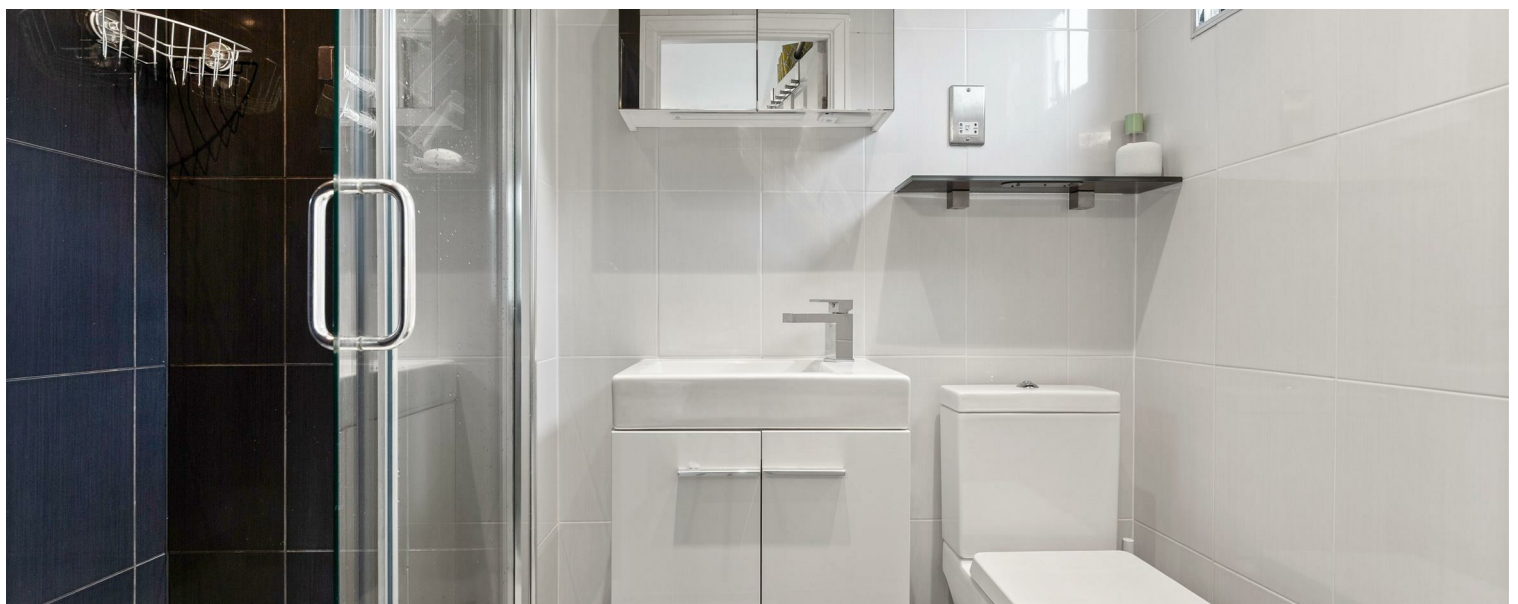
All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable. Park fees are paid at approximately £899 per annum every October.

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3 The Downs, Delamere Park

DETAILS

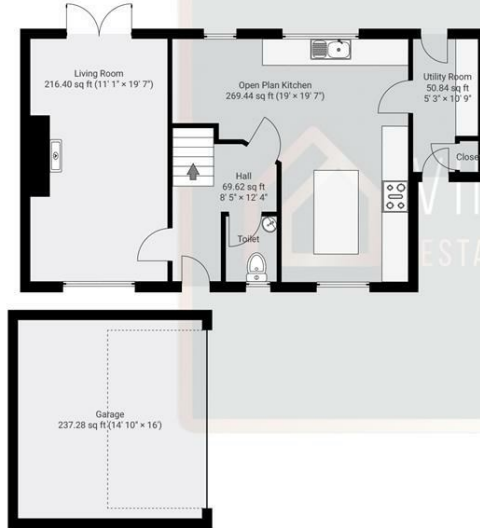
Total area: 1471.02 sq ft
Living area: 1233.75 sq ft
Floors: 2
Rooms: 14

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'
1:125

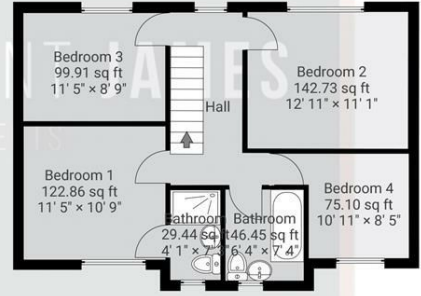
▼ Ground Floor

TOTAL AREA: 868.35 sq ft • LIVING AREA: 631.07 sq ft • ROOMS: 7

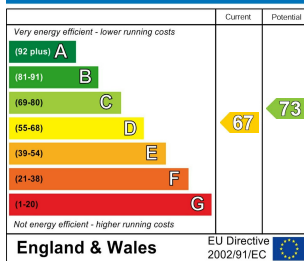


▼ 1st Floor

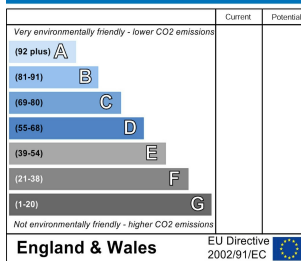
TOTAL AREA: 602.68 sq ft • LIVING AREA: 602.68 sq ft • ROOMS: 7



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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