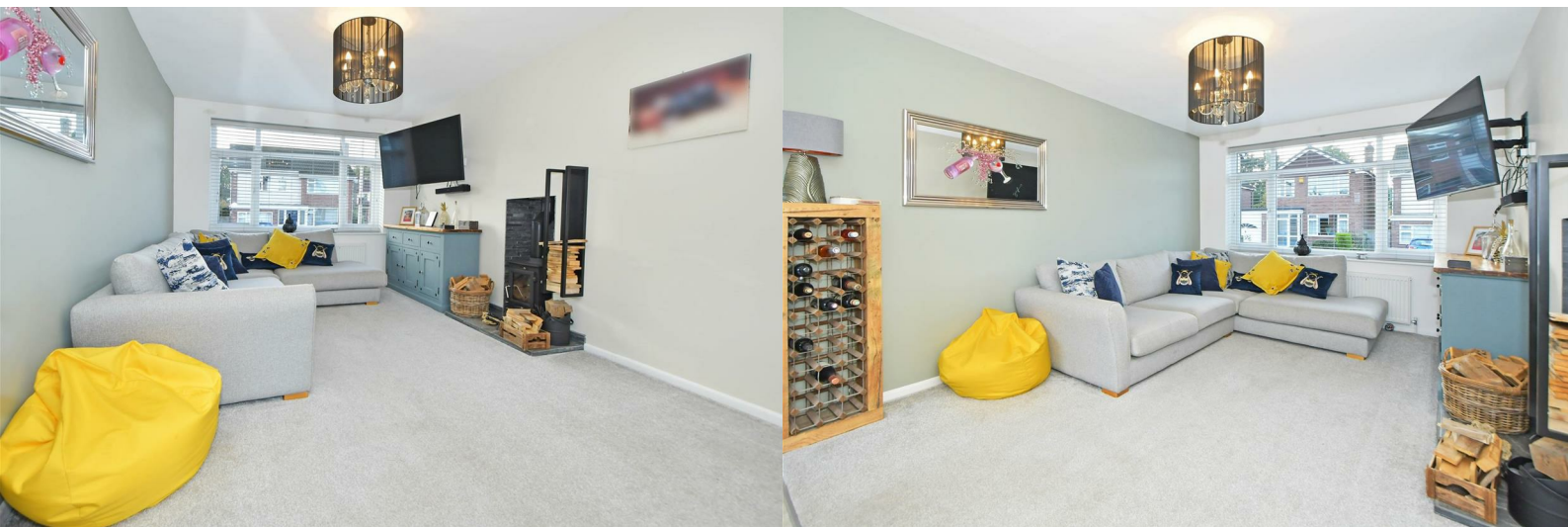




32 Sandown Crescent

Cuddington, Northwich, CW8 2QW

Offers in excess of £375,000



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Summary

Immerse yourself in the luxurious comfort of this immaculately presented four bedroom detached family home in the delightful village of Cuddington. Boasting a spacious open plan lounge, dining and kitchen area with a cozy log burner, a separate snug ideal for play room or a separate living space, as well as a utility room and WC, this home offers superb flexible accommodation for the whole family to enjoy.

The property features a galley type kitchen with integrated appliances, a master bedroom with a beautiful ensuite, two further double bedrooms, and a single bedroom which could also serve as a home office. The stunning family bathroom includes both a bath and a walk-in shower, providing the ultimate relaxation experience.

Situated in a popular quiet village location, this charming home is within walking distance to local amenities, perfect for those seeking convenience and community spirit. The landscaped private gardens, driveway for several vehicles, and large outside storage add to the appeal of this property, creating a true haven for relaxation and entertainment.

Cuddington and the neighboring village of Sandiway offer a range of local facilities, from shops to schools, leisure facilities to libraries, providing plenty of options for family activities. For those looking to explore the area, Northwich is just a stone's throw away with excellent transport links, making it an ideal choice for commuters.

Nearby, you'll find a host of family-friendly attractions such as Blakemere Village and Delamere Forest, perfect for fun days out. Sports enthusiasts will appreciate the various tennis courts, bowling greens, and golf courses in the vicinity. Additionally, the bustling town of Northwich has been revitalized by the £80 million Barons Quay development, offering a state-of-the-art cinema, high street retailers, and a variety of food and drink venues.

Whether you're shopping, dining out, or enjoying a leisurely day in the town, Northwich caters to all preferences with its diverse selection of pubs, restaurants, cafes, and bars. For those seeking wellness activities, Brio Leisure is close by, providing swimming facilities year-round.

Don't miss out on the opportunity to make this exceptional property your next dream home. Contact us today to arrange a viewing and experience the beauty and convenience of life in Cuddington.

Cuddington

Nestled within a vibrant community offering a plethora of local amenities, from shops to schools, leisure facilities to libraries - there is truly something for everyone here. Just a stone's throw away from

Northwich, this location is perfect for commuters with excellent transport links.

For family days out, residents can explore the nearby Blakemere Village or venture into the tranquil Delamere Forest. Sports enthusiasts will delight in the various tennis courts, bowling greens, and golf courses in the area. Northwich has seen exciting development with the £80 million Barons Quay project, boasting a state-of-the-art cinema, high street retailers, and a range of food and drink venues.

Additionally, visitors can indulge in the town's array of pubs, restaurants, cafes, and bars - a perfect way to unwind after a busy day. For those seeking fitness activities, Brio Leisure is conveniently located nearby with swimming facilities available year-round.

Don't miss out on the opportunity to view this charming property and experience the vibrant lifestyle this location has to offer. Contact us now to schedule a viewing!

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Porch & Hallway

6'2" x 17'4" (1.88 x 5.30)

As you step through the entrance porch and into the spacious hallway, you'll immediately appreciate the abundant space for storing shoes and coats. The stairs lead to a split landing, adding character to this charming home.

Snug

10'5" x 8'2" (3.20 x 2.50)

Overlooking the front driveway - ideal for use as a playroom or second living area.

Lounge

17'4" x 10'5" (5.30 x 3.20)

The lounge boasts a cozy log burner and neutral decor, creating the perfect space to unwind after a long day.

Open Plan Kitchen & Dining

25'11" x 7'10" (7.91 x 2.40)

The open plan kitchen and dining area is ideal for entertaining, with

Tel: 07778 908724

bifold doors that lead to the beautifully landscaped rear garden - a tranquil oasis that is perfect for relaxing in the sun.

The kitchen is modern and well-equipped with integrated appliances, plenty of storage space, and sleek quartz worktops.

Utility Room

7'8" x 7'6" (2.35 x 2.31)

Separate utility room, perfect for keeping your laundry out of sight. This room conveniently allows access to the rear garden through the back door, providing ease of use for outdoor activities or relaxing in the sun.

WC

4'6" x 2'8" (1.38 x 0.83)

With low level WC, convenient for guests.

First Floor

Master Bedroom

12'1" x 11'1" (3.70 x 3.40)

Overlooking the front elevation, providing a peaceful and serene space to relax in.

En-Suite

8'2" x 5'6" (2.50 x 1.70)

Luxurious en-suite tailored for relaxation and comfort. Picture yourself unwinding in the opulent walk-in shower with a rainfall showerhead, surrounded by floor-to-ceiling tiles for a touch of sophistication. Complete with a low-level toilet, hand wash basin, and an opaque window for privacy - this en-suite is the epitome of indulgence.

Bedroom Two

12'1" x 9'7" (3.70 x 2.93)

Double bedroom overlooking the rear elevation.

Bedroom Three

14'6" x 8'7" (4.44 x 2.62)

Double bedroom overlooking the front elevation.

Bedroom Four

8'3" x 7'2" (2.52 x 2.20)

Versatile bedroom that is currently being utilized as a home office, however, could easily be transformed into a wonderful children's bedroom.

Family Bathroom

8'7" x 8'6" (2.63 x 2.60)

The spacious bathroom features a low level toilet, wash hand basin, a stylish bath with a centre rainfall tap, and a separate walk-in shower, all complemented by striking purple and black tiles.

Externally

Driveway Parking

Featuring a graveled area that can accommodate several vehicles, along with a large garden store equipped with a convenient combination lock - perfect for storing bikes and tools.

Rear Garden

Venture out to the rear garden and discover a delightful flagged stone patio, an artificial lawn, and a decked seating area that is just waiting to host your next BBQ gathering.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating D.

Possession

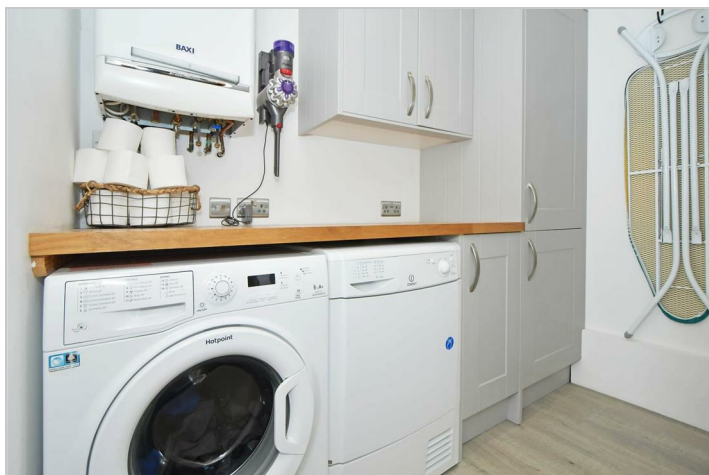
Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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Road Map



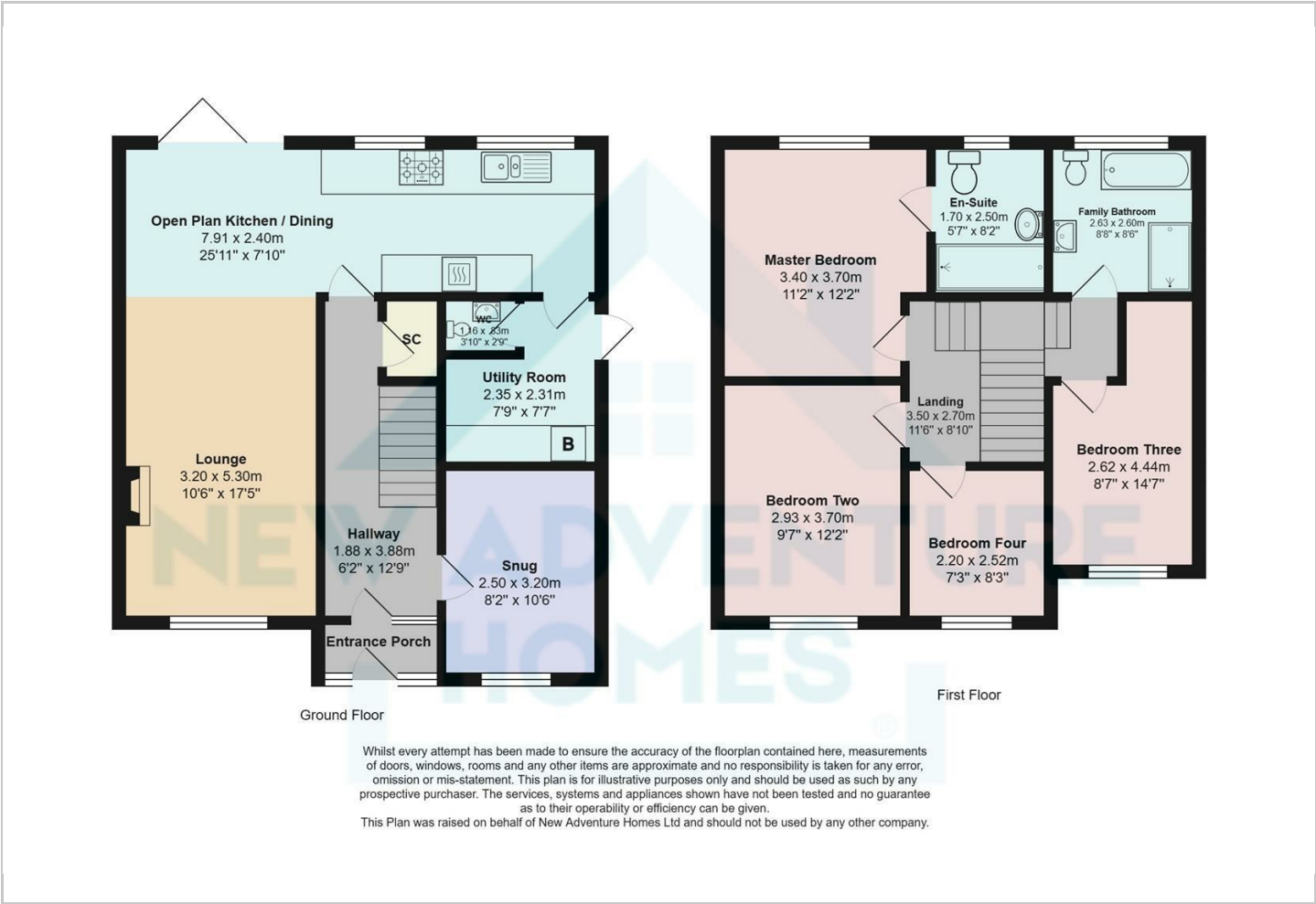
Hybrid Map



Terrain Map



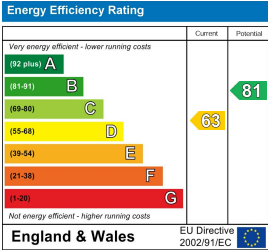
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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