

B R I T A N N I A
R O A D ,
C U D D I N G T O N

*A Rare Find: Impressive
Four-Bedroom Family Home
with Exciting Extension
Potential in Highly Sought-
After Cuddington*



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G U I D E P R I C E

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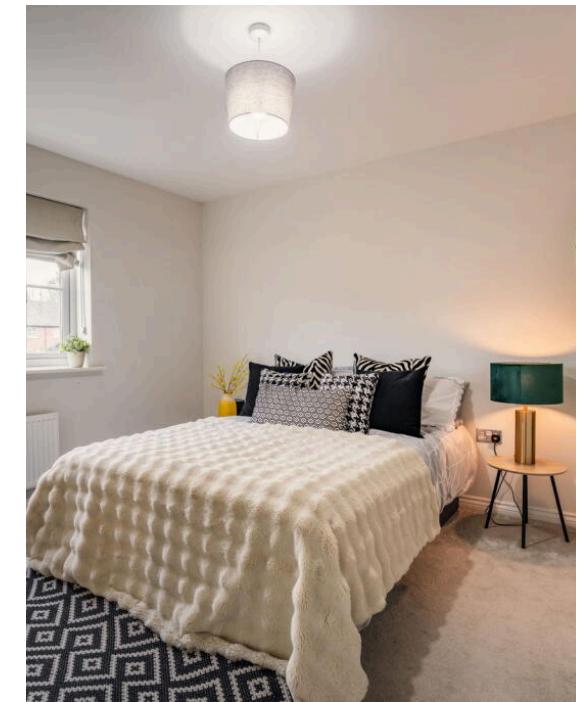
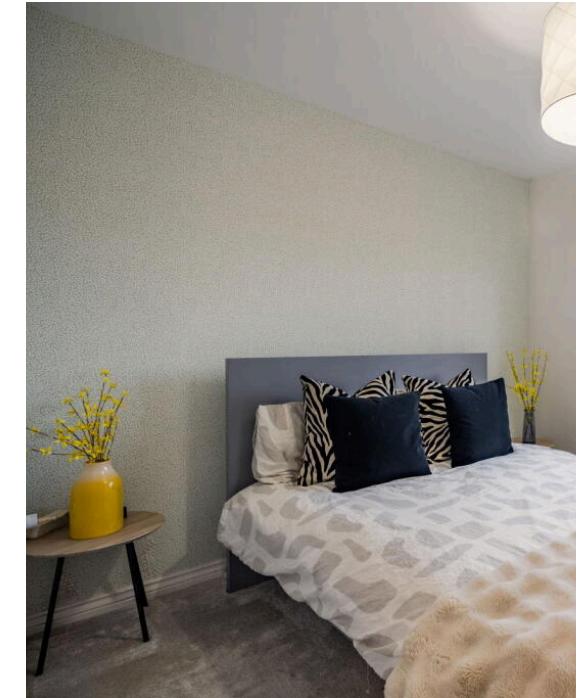


4 B E D



2 B A T H

Signature Property Partners



Nestled in a tranquil and desirable enclave of Cuddington, this rarely available four-bedroom detached home is the perfect long-term base for a growing family. Offering exceptional space and the flexibility to evolve, this property combines modern comfort with compelling potential. Step inside the welcoming entrance hall, which sets the tone for the generous accommodation within. The bright, comfortable Lounge is ideal for quiet relaxation, while the versatile Second Reception Room offers invaluable flexibility easily adapting as a Home Office, Playroom, or formal Dining Room.

The heart of the home is the spacious Kitchen Diner to the rear, a natural hub for family meals and daily life, enjoying lovely views over the private garden. This is complemented by a practical Utility Room and a convenient Downstairs WC.

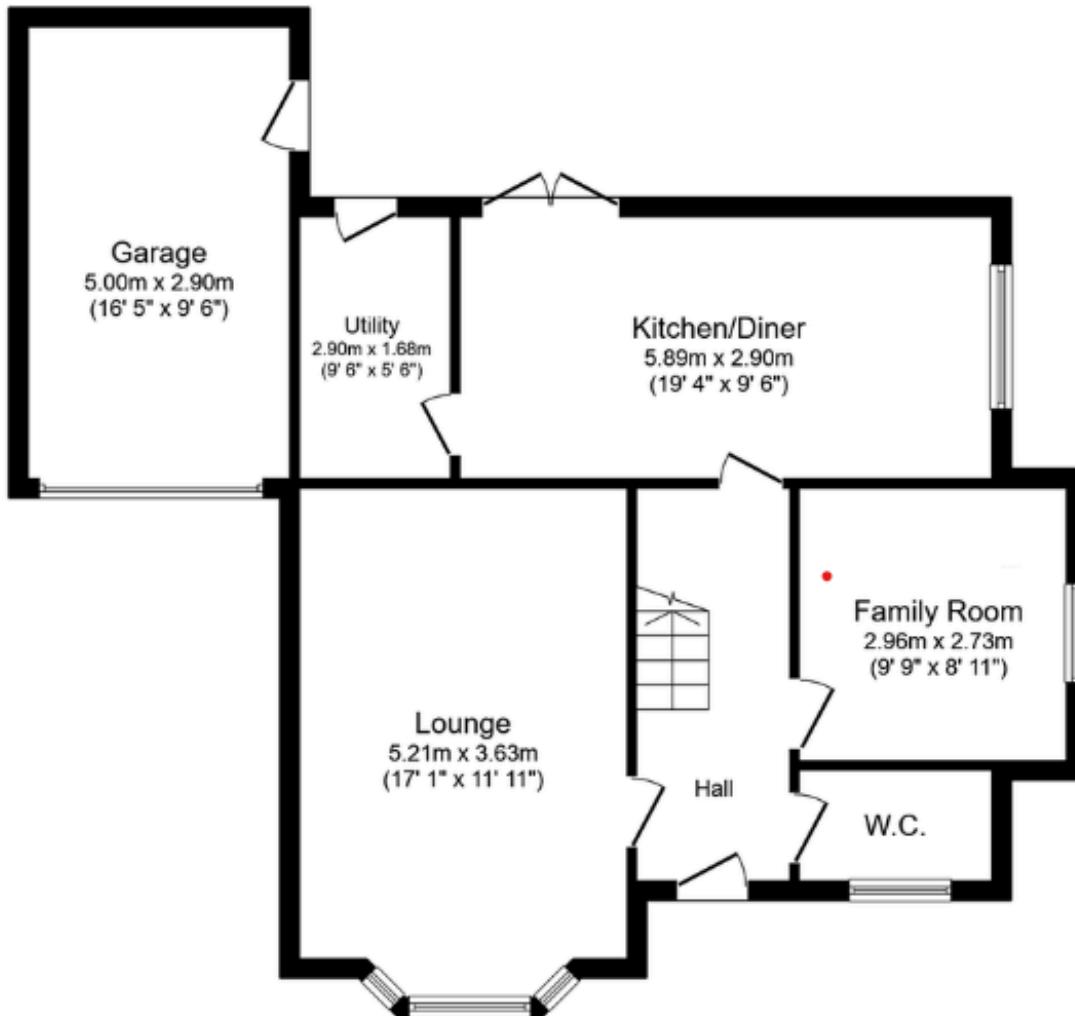
Upstairs, you will find four bright, well-proportioned bedrooms. The Main Bedroom is a private sanctuary featuring its own Ensuite Shower Room, alongside a contemporary Family Bathroom serving the remaining three bedrooms.

The property boasts excellent scope for growth, with exciting potential for a ground-floor rear extension (subject to planning). This allows a new owner to create a vast, open-plan family living space or a stunning garden room, truly designing a forever home tailored to their needs..

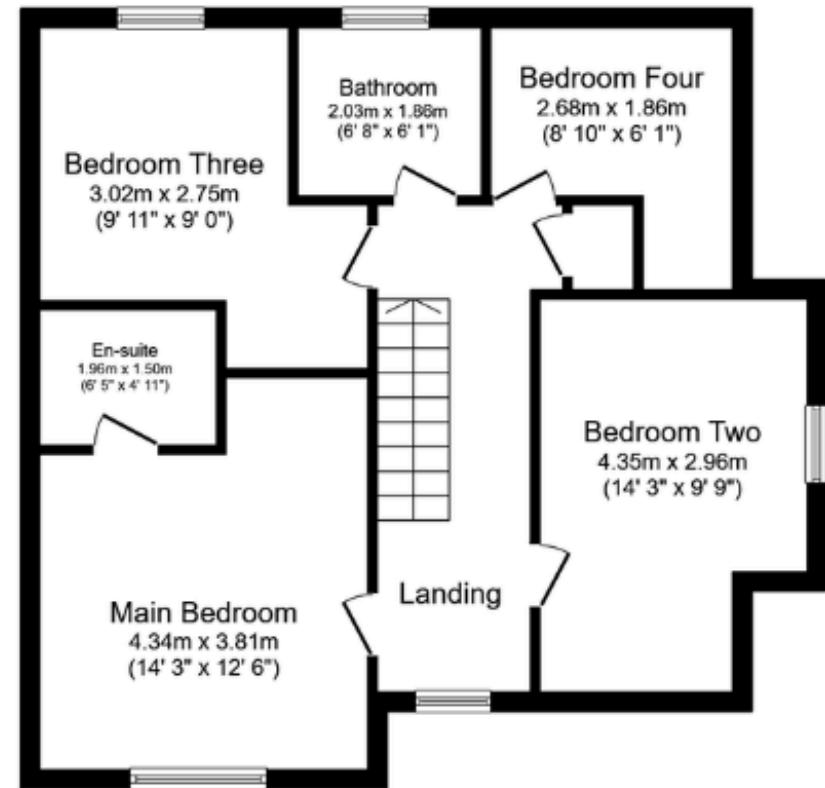


Externally, the home provides a private driveway, off-road parking, and an attached garage (accessed externally). The rear garden is fully enclosed and enjoys a high degree of privacy, making it an ideal, secure space for children, entertaining guests, and enjoying the outdoors.

Discover Cuddington: Convenience Meets Community
Cuddington is a highly regarded Cheshire village known for its wonderful community spirit and exceptional connectivity. Enjoy local amenities, cafés, pubs, and well-regarded schools. Commuters will appreciate the direct rail links from Cuddington station to Chester and Manchester, plus excellent road access via the A49, A556, and M56. The village is also framed by beautiful countryside, offering endless local walks.



Ground Floor
Floor area 77.5 sq.m. (835 sq.ft.)



First Floor
Floor area 61.9 sq.m. (667 sq.ft.)

Total floor area: 139.5 sq.m. (1,501 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io