

# property details **approval form**

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

**Date:** 04 June 2024

**Property Ref and Version:** NRT106926 - 0009

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Swetenhams office:** The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

**T** 01606 43937 **E** northwich@swetenhams.co.uk

# property details **approval form**

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

**Date:** 04 June 2024

**Property Ref and Version:** NRT106926 - 0009

## >> **price**

---

£575,000

Tenure: Freehold

## >> **key features**

---

- > Four Bedroom Detached Bungalow & 2 Bathrooms
- > Over 1500 sq ft of Versatile Living Space
- > Wrap Around Private Gardens
- > Garage and Driveway Parking for several cars
- > Highly Sought After Delamere Park Location
- > Walking Distance to Delamere Forest
- > EPC Rating: D

## >> **short description**

---

IMPRESSIVE FOUR BEDROOM DETACHED BUNGALOW IN THE HEART OF DELAMERE PARK, THAT OFFERS OVER 1500 sqft OF VERSATILE LIVING SPACE AND LARGE WRAP AROUND PRIVATE GARDENS!

## >> **long description**

---

IMPRESSIVE FOUR BEDROOM DETACHED BUNGALOW THAT OFFERS OVER 1500 soft OF VERSATILE LIVING SPACE IN A HIGHLY SOUGHT SET IN THE HEART OD DELAMERE PARK WITH THE USE OF ALL THE AMENITIES, CLUB HOUSE, BAR, SWIMMING POOL TENNIS & SQUASH COURTS, SPORTS AND LEISURE FACILITIES WITH A GREAT LIFESTYLE AND COMMUNITY FEEL. In brief, the Bungalow is reached through a private courtyard leading to a dual aspect entrance hall, the property is designed to maximise natural light, has two wings connected by a central hallway. The first wing featuring an open plan dual aspect 28ft lounge/dinning room, dining kitchen and utility room. The second dual aspect large master bedroom with en suite, a further three well proportioned bedrooms and family bathroom. externally large detached double garage, driveway for several cars. Well maintained large wrap around private gardens, with established boarders, fruit trees, large greenhouse and summerhouse. The property is ideally located to offer close access to excellent schools, amenities and transport links, while being within walking distance of Delamere Forest. A private, stunning property simply must be viewed!.

## >> **directions**

---

**Your Swetenhams office:** The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

**T** 01606 43937 **E** northwich@swetenhams.co.uk

# property details **approval form**

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

**Date:** 04 June 2024

**Property Ref and Version:** NRT106926 - 0009

## >> **room description**

---

### **Entrance Hall**

Entrance door, storage cupboard, wooden flooring and double glazed window

### **Lounge**

18' x 14' 5" ( 5.49m x 4.39m )

Two sets of sliding door, vaulted ceiling, feature exposed brick fireplace, wooden flooring and two radiators. Open plan to dining room

### **Dining Room**

14' 5" x 10' 7" ( 4.39m x 3.23m )

Wooden flooring, double glazed window and radiator. Open plan to lounge

### **Kitchen/ Diner**

14' 6" x 11' 2" ( 4.42m x 3.40m )

Range of fitted wall and base units with work surfaces over, space for oven and fridge/ freezer, sink and drainer unit, double glazed window, tiled flooring and radiator

### **Utility Room**

14' 6" x 4' 8" ( 4.42m x 1.42m )

Wall and base units, plumbing for washing machine, double glazed window and door

### **Bedroom One**

14' 5" x 13' 4" ( 4.39m x 4.06m )

Two double glazed windows and radiator

### **En Suite**

Shower cubicle, low level WC, and wash basin, double glazed frosted window, tiled walls and flooring

### **Bedroom Two**

14' 5" x 11' 7" ( 4.39m x 3.53m )

Two double glazed windows and radiator

### **Bedroom Three**

10' 5" x 10' 4" ( 3.17m x 3.15m )

Double glazed window and radiator

### **Bedroom Four**

11' 5" x 7' 3" ( 3.48m x 2.21m )

Double glazed window and radiator

### **Bathroom**

Bath with shower over, low level WC, hand wash basin and double glazed frosted window

**Your Swetenhams office:** The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

**T** 01606 43937 **E** northwich@swetenhams.co.uk

# property details **approval form**

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

**Date:** 04 June 2024

**Property Ref and Version:** NRT106926 - 0009

## >> **room description**

---

### **External**

Garage with power, light and up and over door. Driveway parking for several vehicles. Private wrap around gardens which are mainly laid to lawn with shrub borders, patio seating area and inner courtyard

# property details **approval form**

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

**Date:** 04 June 2024

**Property Ref and Version:** NRT106926 - 0009

---

**Your Swetenhams office:** The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

**T** 01606 43937 **E** northwich@swetenhams.co.uk

# property details approval form

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

Date: 04 June 2024

Property Ref and Version: NRT106926 - 0009

## >> property images



**Your Swetenhams office:** The Bull Ring, NORTHWICH, Cheshire, CW9 5BU  
T 01606 43937 E [northwich@swetenhams.co.uk](mailto:northwich@swetenhams.co.uk)



# property details approval form

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

Date: 04 June 2024

Property Ref and Version: NRT106926 - 0009

## >> property images



**Your Swetenhams office:** The Bull Ring, NORTHWICH, Cheshire, CW9 5BU  
T 01606 43937 E northwich@swetenhams.co.uk

# property details **approval form**

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

**Date:** 04 June 2024

**Property Ref and Version:** NRT106926 - 0009

## >> **property images**

---





# property details **approval form**

2 Foxes Hey, Cuddington, Northwich, Cheshire, England, CW8 2UU

**Date:** 04 June 2024

**Property Ref and Version:** NRT106926 - 0009

## >> floor plan

---



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## >> approval

---

	Signature	Date
<b>Eleanor Morgan</b>		
<b>Mrs V. Lynch</b>		

**Your Swetenhams office:** The Bull Ring, NORTHWICH, Cheshire, CW9 5BU

**T** 01606 43937 **E** northwich@swetenhams.co.uk