



Clarence Drive | Cuddington | CW8 2EQ

EDWARD  
mellor



## Features

- Freehold and with no forward chain
- Outstanding 4 bed 2 bath detached house
- In pristine condition both inside and out
- Garage and excellent car port
- Landscaped gardens with powered summer house

A chain free and Freehold purchase. Beautifully presented detached family home, built in 2016 by Taylor Wimpey Homes to their attractive Lydford design. Occupying a superb hidden position in a no through road on the edge of the sought after Eden Grange development. The house enjoys a delightful backdrop bordering open countryside whilst remaining

conveniently placed for excellent access to the A49. Immaculately maintained throughout, both internally and externally, the accommodation comprises an inviting entrance hall, cloakroom, lounge, impressive open-plan dining kitchen fitted with an excellent range of integrated appliances, and utility room. To the first floor is a principal bedroom with en

suite shower room, three further bedrooms and a family bathroom. Outside, there is a garage with boarded loft storage space together with an exceptional fully enclosed car port. The landscaped gardens are impeccably kept and include Indian stone paving together with a summer house supplied with power.

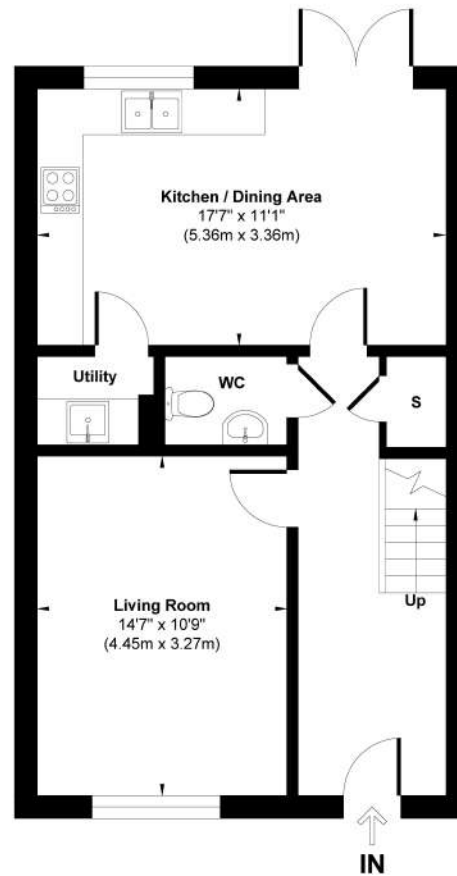


This location is perfect for the business traveller as the A49 is easily accessible and connects directly to the motorway networks meaning that many of the major commercial centres throughout the North West can be reached on a daily travelling basis, e.g. Manchester, Manchester International Airport, Chester, Warrington, Liverpool and John Lennon airport. Within half a mile is Cuddington Railway station which is part of the Manchester to Chester line. In nearby Hartford village there is a main line railway station connecting to London. Cuddington, Hartford and Weaverham villages are all within 5 minutes' drive and offer many local amenities. Importantly in all of the mentioned areas are outstanding educational facilities for all ages including the highly rated Grange Independent Schools in Hartford

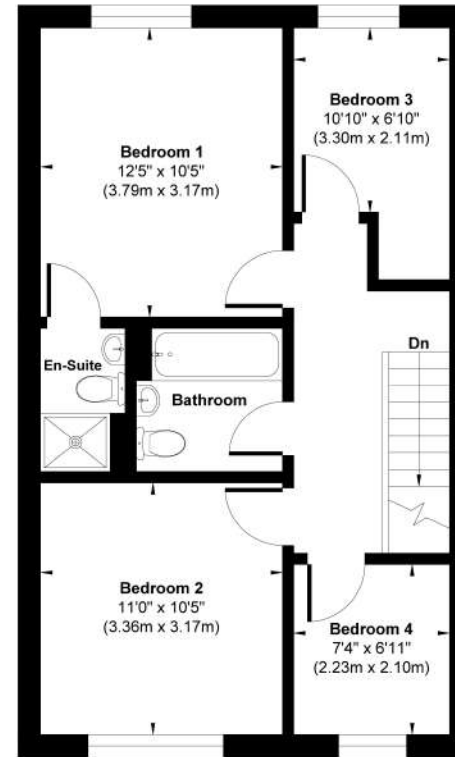
**SERVICES :** Mains water gas, electricity and drainage are connected. Ample power sockets throughout. **TENURE:** The house is Freehold and free from chief rent.. **SERVICE CHARGE:** £233.82 per annum. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band E - Energy Performance Rating Band TBC

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



**Ground Floor**  
Approximate Floor Area  
535 sq.ft  
(49.67 sq.m)



**First Floor**  
Approximate Floor Area  
535 sq.ft  
(49.67 sq.m)

**Approx. Gross Internal Floor Area 1070 sq. ft / 99.34 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

