



36 Forest Close

Cuddington, Northwich

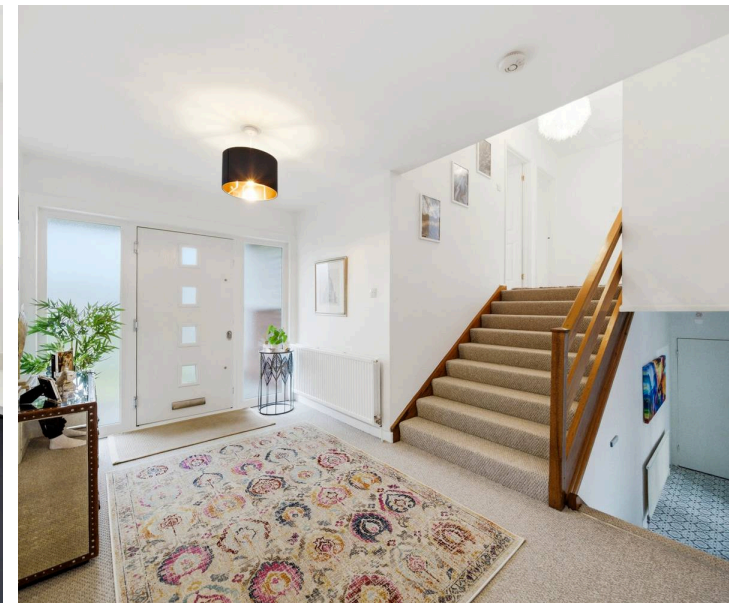
- An Outstanding, Split Level Detached Family Home, Presented To An Extremely High Standard
- Ground Floor: Wide Entrance Hall, Cloakroom/WC, Lounge, Stunning Kitchen Dining Room & Boot Room
- Lower Ground Floor: Bedroom/Reception Room & Double Garage With Utility Area
- First Floor: Landing, Four Bedrooms & Luxury Bathroom
- Outside: Front & Rear Gardens, Double Width Driveway

This outstanding four/five bedroom detached family home offers an exceptional standard of presentation throughout, blending the timeless elegance of American colonial-inspired architecture with a host of contemporary upgrades.

The impressive split-level layout begins with a wide entrance hall that sets a welcoming tone and provides access to a stylish cloakroom/WC. The principal lounge is beautifully appointed, providing a relaxing retreat with ample space for entertaining, while the heart of the home is undoubtedly the stunning kitchen dining room. Here, bespoke cabinetry, premium appliances, and sleek quartz worktops combine to create a space ideal for both family meals and social gatherings. A boot room, designed with both practicality and flair, offers additional storage and convenience for busy households.

On the lower ground floor, a versatile bedroom or reception room adjoins a spacious double garage with an integrated utility area, offering excellent scope for conversion into a self-contained annexe (subject to necessary consents), perfectly suited for a dependant relative or guest accommodation.

The first floor features a generous landing leading to four well-proportioned bedrooms, each finished with attention to detail, and a luxury family bathroom complete with high specification fixtures and contemporary tiling.



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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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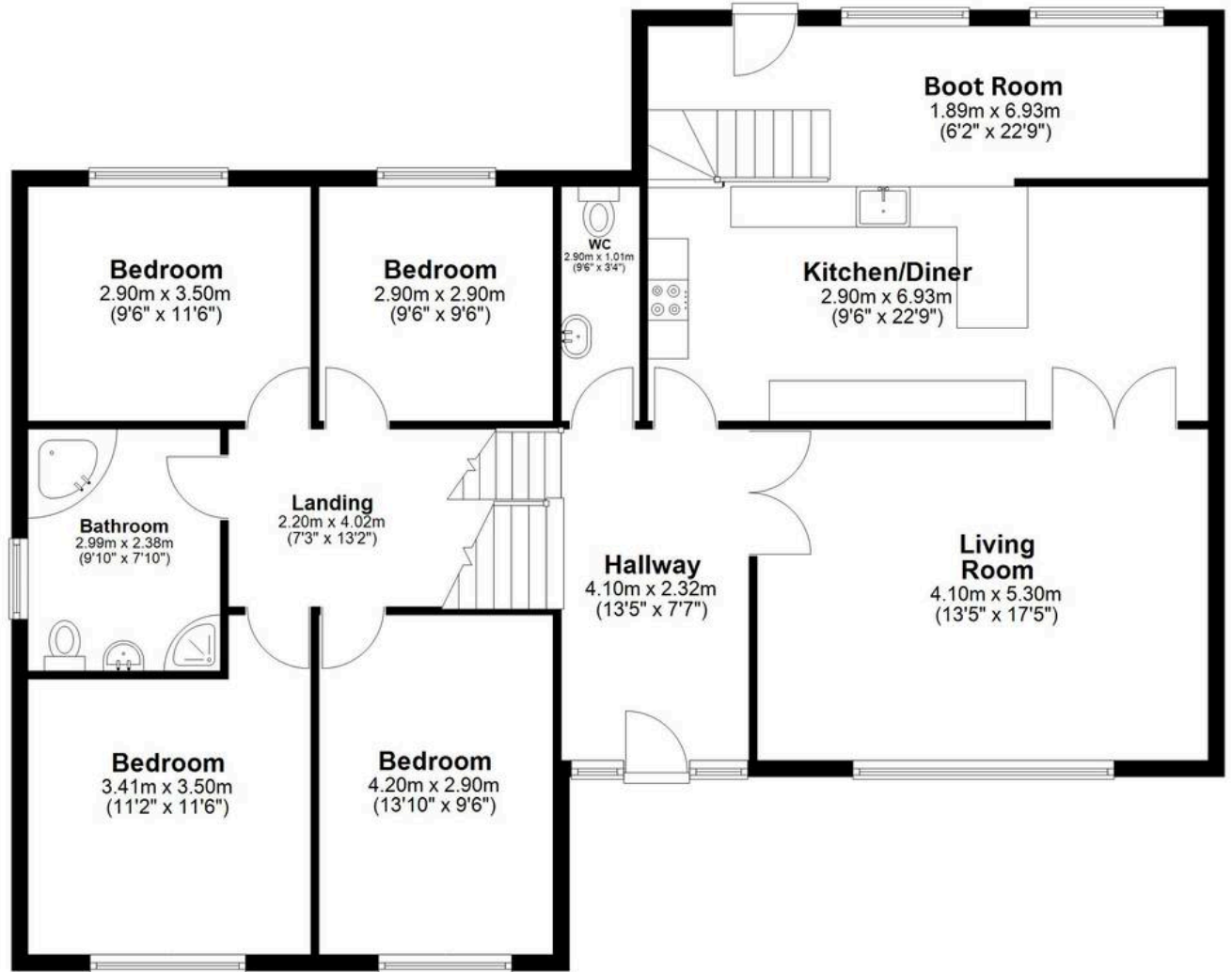
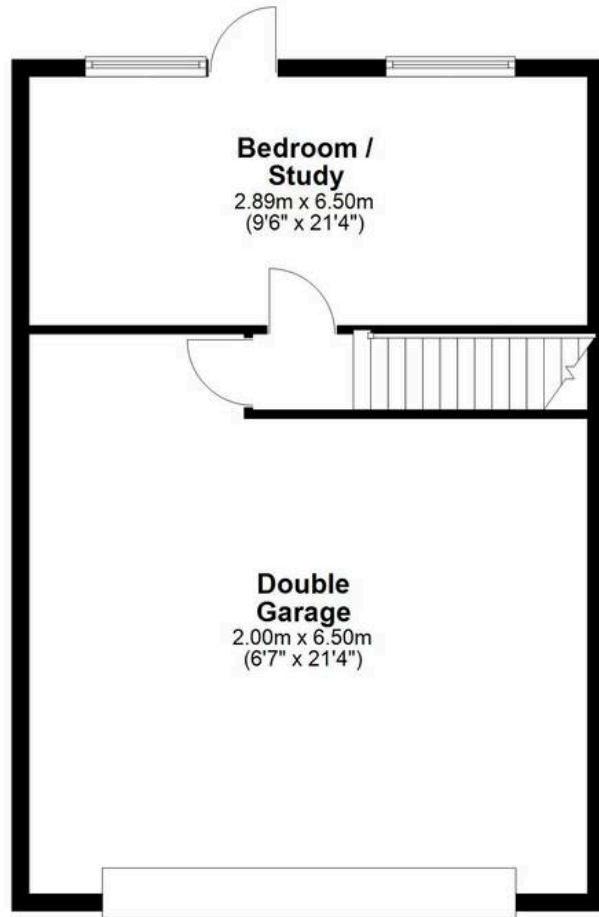


Ground Floor

Approx. 132.0 sq. metres (1421.0 sq. feet)

Lower Ground Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



Total area: approx. 193.8 sq. metres (2085.6 sq. feet)



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