



Holcroft Drive, Cuddington

£350,000





A beautifully presented three-bedroom detached family home occupying an impressive corner plot in the heart of Cuddington, Cheshire, offering generous living accommodation, a detached garage, south-east facing garden and excellent commuter links to Chester, Manchester and beyond.

Have you been dreaming of swapping the noise of town life for somewhere a little greener, without sacrificing convenience? Looking for a home with the space of many four-bedroom properties but without the four-bedroom price tag? Or perhaps you're searching for somewhere your family can truly settle for years to come, surrounded by countryside, community and everything you need on your doorstep.

If that sounds familiar, welcome to Holcroft Drive.

Nestled proudly at the head of this attractive development, this handsome double bay-fronted detached home enjoys an enviable corner plot position that immediately catches your eye. Framed by mature planting, attractive boundary walls and beautifully established landscaping, the property enjoys a sense of presence that perfectly complements its picturesque village surroundings.

Step through the front door and you're greeted by a wonderfully spacious entrance hallway, the kind of hallway every family wishes they had. There's room for school bags, muddy boots, shopping bags and coats, allowing everyday life to unfold without ever feeling cluttered.



To the left sits an elegant living room where natural light pours through the large bay window and additional side windows, creating a space that feels warm, welcoming and effortlessly relaxing throughout the day. Whether you're entertaining friends, enjoying quiet Sunday afternoons or curling up together for a family film night, this is a room that comfortably adapts to every occasion. And yes... the bay window also offers the perfect spot for watching the world go by.

Across the hallway, the kitchen dining room is undoubtedly the social heart of the home. Beautifully designed with integrated appliances and generous worktop space, it offers the perfect setting whether you're preparing weekday dinners, hosting family celebrations or enjoying long evenings around the table with friends. Patio doors seamlessly connect the inside with the garden beyond, making summer entertaining feel effortless as children and guests move freely between house and garden.



Practicality hasn't been overlooked either. A downstairs WC, generous storage cupboard and cleverly concealed utility area housing the integrated washing machine help keep everyday essentials tucked neatly away.

Upstairs, the sense of space continues.

The impressive wraparound landing leads to three generously proportioned bedrooms and the family bathroom.

The master bedroom enjoys a striking bay window overlooking the front aspect, allowing natural light to flood the room throughout the day. Built-in wardrobes provide excellent storage while maintaining the calm, uncluttered feel of this peaceful retreat. The modern en-suite shower room completes the space adding to the private sanctuary to begin and end each day.

Bedroom two also benefits from the property's beautiful bay window design, alongside an additional window which allows light to stream in from multiple aspects. The result is a wonderfully bright and versatile double bedroom with views whichever way you choose to arrange the furniture. Bedroom three is another surprisingly generous room that offers exceptional flexibility. Whether you're looking for a child's bedroom, nursery, guest room, dressing room or dedicated home office, this space evolves effortlessly alongside changing family needs.

The contemporary family bathroom serves the remaining bedrooms perfectly, providing a stylish and practical space for busy mornings or visiting guests.



"Internally, the home is modern, well maintained and beautifully presented, offering a truly move-in-ready opportunity."



Outside, the property continues to impress.

Occupying one of the largest plots within the development, the south-east facing rear garden enjoys sunshine throughout much of the day while mature boundary walls and fencing create a wonderfully private setting. The generous lawn provides plenty of room for children and pets to play, whilst the patio offers the ideal spot for summer barbeques, outdoor dining and evening drinks with friends.

Gated side access leads to the driveway, providing parking for several vehicles alongside a detached single garage. With a pitched roof offering additional loft storage, the garage provides excellent flexibility for hobbies, bikes, seasonal storage or workshop space.





Holcroft Drive is a home that grows alongside its owners. Beautifully proportioned, wonderfully practical and positioned within one of Cheshire's most desirable villages, it offers the perfect balance between countryside living and modern convenience.

It doesn't just tick boxes, it understands family life. And it's ready to welcome you home.

Why do so many choose to move to Cuddington?

Cuddington has become one of the most sought-after villages near Northwich, attracting families, professionals and downsizers alike thanks to its exceptional balance of rural surroundings and everyday convenience.

The village enjoys an outstanding community atmosphere, highly regarded primary schools including Cuddington Primary School and Sandiway Primary School, excellent transport links and beautiful countryside walks, all whilst remaining within easy reach of Chester, Manchester, Warrington and Liverpool.

Whether you're commuting into the city, raising a family or simply looking for a slower pace of life, Cuddington offers a lifestyle that's increasingly difficult to find, where neighbours know one another, children can grow up surrounded by green space, and everyday essentials are only minutes away.

"A home that is not only positioned on a fantastic plot, but is also nestled within the heart of the community."



Local Life in Cuddington

Life in Cuddington revolves around community, countryside and convenience.

Within the village you'll find independent cafés, local shops, a library, parks and a fantastic selection of places to eat including The Blue Cap, Define, Jade Buddha and The White Barn, giving residents plenty of choice whether it's a relaxed coffee, family meal or evening out.

Just a short stroll away, Blakemere Village offers boutique shopping, artisan food, family activities and seasonal events throughout the year. Weekend adventures are equally close by, with The Hollies Farm Shop, Delamere Forest and Wild Shore Delamere all within easy reach.

For commuters, Cuddington Railway Station provides direct services towards Chester and Manchester, whilst the nearby A49 and A556 connect seamlessly to the M56, M6, Chester, Warrington, Manchester, Liverpool and Northwich.

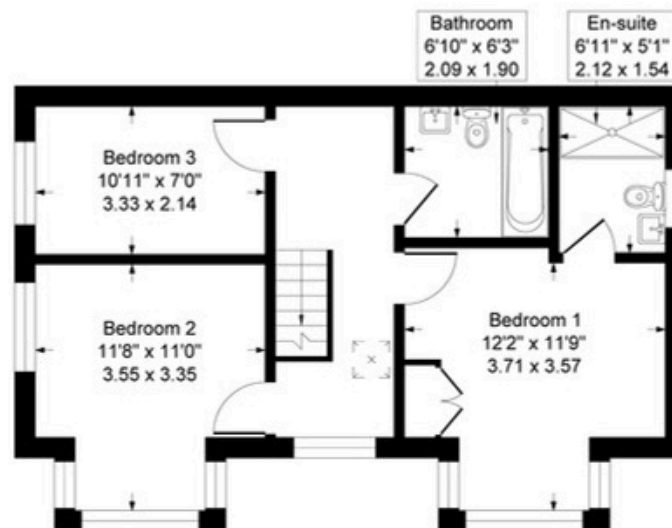
From countryside walks on your doorstep to excellent schools, thriving local businesses and fantastic transport connections, Cuddington continues to be one of Cheshire's most desirable villages to call home.

"Whether you are looking to escape the hustle and bustle life can bring, or the ease of access to it, you can have it all here."

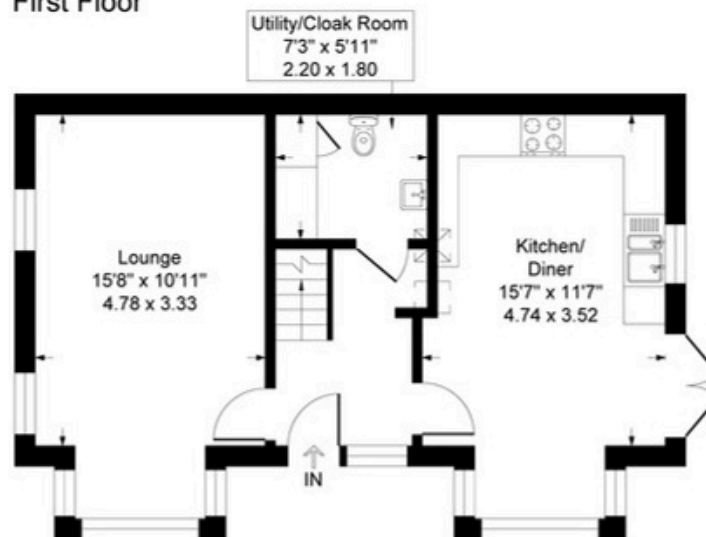


42 Holcroft Drive, Cuddington

Approximate Gross Internal Floor Area = 110.7 sq m / 1191 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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