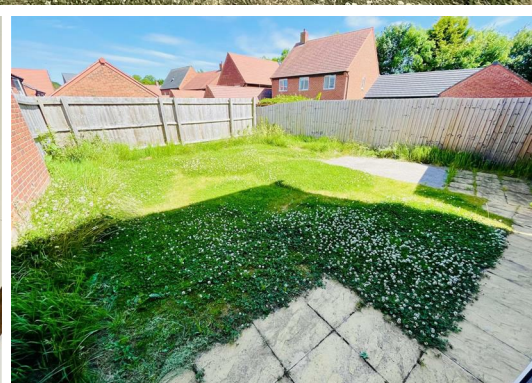




Wright Marshall
Estate Agents

3 POPPY CLOSE, CUDDINGTON, NORTHWICH
CW8 2DS

ASKING PRICE £309,950



As The Greatest Showman song says, 'It's everything you ever want, It's everything you ever need, And it's here right in front of you. This is where you wanna be, It's everything you ever need!' I offer you this detached family home on the popular Forest Edge development. With accommodation including: Hallway, WC, Kitchen Diner and Lounge / Dining Room to the ground floor and four bedrooms, en suite and bathroom to the first floor. Externally there are front and rear gardens, off parking and a detached garage. NO CHAIN!

FOUR BEDROOM, DETACHED property located in desirable residential development in Cuddington. With accommodation including: Hallway, WC, Kitchen Diner and Lounge / Dining Room to the ground floor and four bedrooms, en suite and bathroom to the first floor. Externally there are front and rear gardens, off parking and a detached garage. NO CHAIN!

Entrance Hallway

Accessed via double front entrance door. Radiator. Stairs to the first floor. Doors to WC, Lounge, Kitchen & Storage Cupboard.

WC

Low level WC and wash hand basin. Tiled floor. Double glazed window to the front elevation. Radiator.

Kitchen Diner

11'6 x 9'4 (3.51m x 2.84m)

Fitted with a range of wall, drawer and base units with work surfaces above. Inset stainless steel sink and drainer with mixer tap. Integrated washing machine, dishwasher and fridge freezer. Inset electric oven, four ring gas hob and extractor fan above. Cupboard housing boiler. Double glazed window to the front elevation. Tiled floor. Inset spotlights.



Lounge

17'4 x 16'6 (5.28m x 5.03m)

Double glazed window to the rear elevation. Double glazed french doors to the rear elevation. Two radiators. Storage Cupboard.



Landing

Double glazed window to side elevation. Loft access.

Master Bedroom

14'7 x 9'7 (4.45m x 2.92m)

Double glazed window to the rear elevation. Radiator. Storage cupboard.



Ensuite

Low level WC, wash hand basin and double shower cubicle.



Bedroom Two

9'8 x 9'1 (2.95m x 2.77m)

Double glazed window to the front elevation. Radiator.



Bedroom Three

10'8 x 6'6 (3.25m x 1.98m)

Double glazed window to the rear elevation. Radiator.



Bedroom Four

8'7 x 6'5 (2.62m x 1.96m)

Double glazed window to the front elevation. Radiator.

Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Tiled floor.



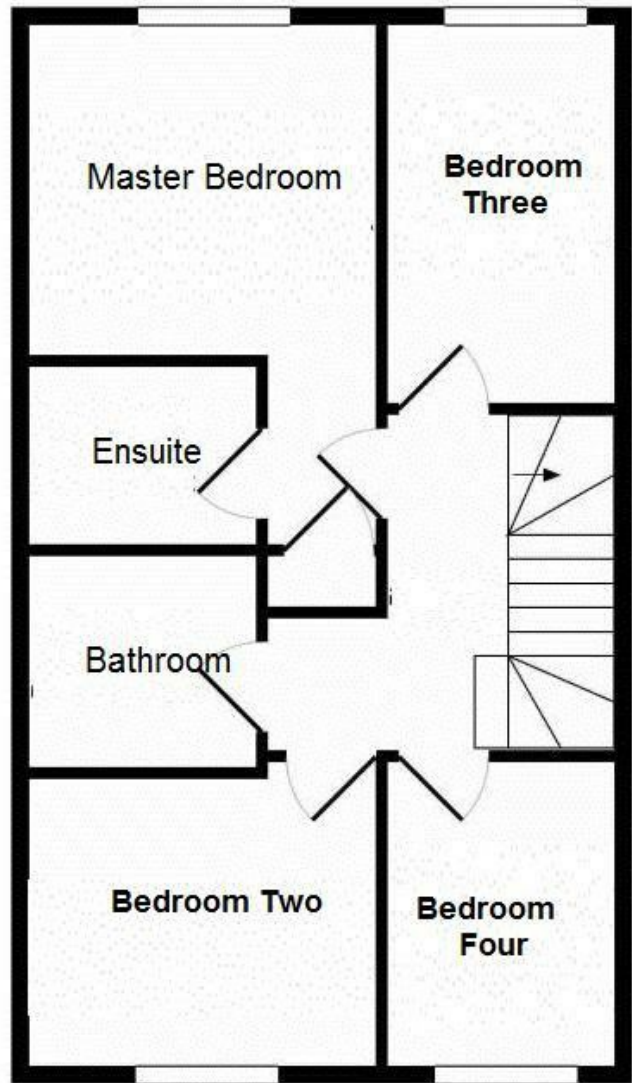
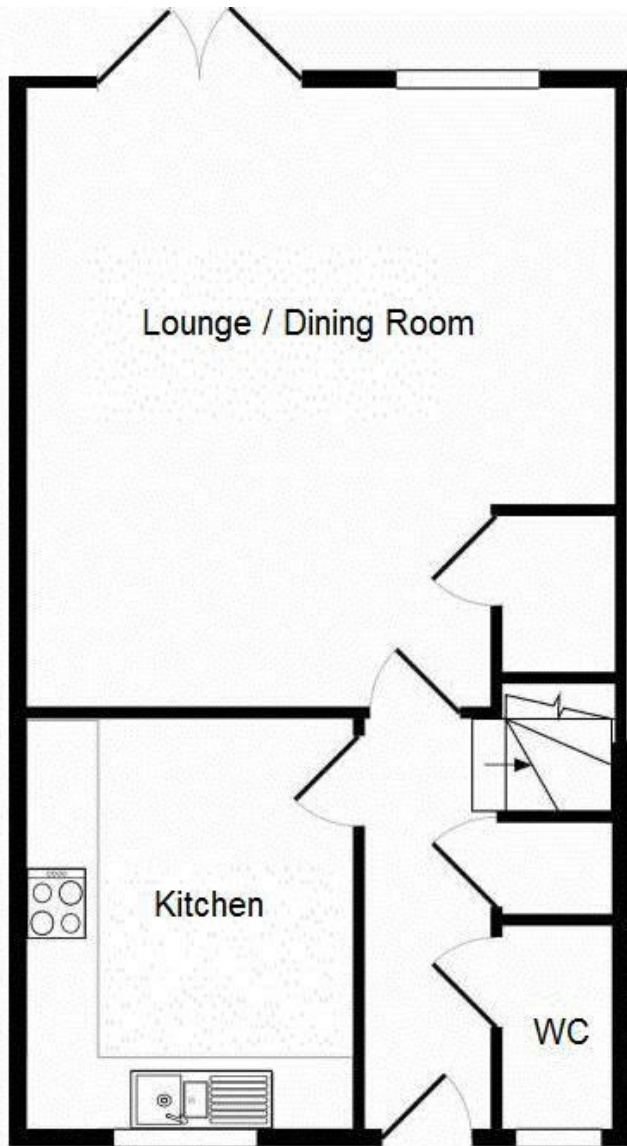
Externally

To the front elevation there is a driveway providing off road parking leading to the detached garage. To the rear elevation there is an enclosed garden with paved patio area leading to a lawned garden, Front access gate.



Detached Garage

Up and over door to the front elevation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements