



VINCENT JAMES  
ESTATE AGENTS

59 HOLCROFT DRIVE,  
CUDDINGTON,  
OFFERS OVER £425,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this beautifully presented DETACHED FAMILY HOME located on the ever popular FOREST EDGE development in CUDDINGTON. Built by BOVIS HOMES the accommodation includes: Hallway, Lounge, Dining Room, Kitchen, Utility Room & WC to the ground floor and FOUR BEDROOMS, Two Ensuite Shower Rooms and Family bathroom to the first floor. Externally there is an ENCLOSED REAR GARDEN, off road parking for TWO CARS and an INTEGRAL GARAGE! \*\*\*NO CHAIN\*\*\*

[WWW.VINCENTJAMESSTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESSTATEAGENTS.CO.UK)

### Entrance Hallway

Accessed via front entrance door. Stairs to first floor. Doors to Lounge, Kitchen & Garage. Stairs to first floor.

### Lounge

17'9 x 10'9

Double glazed window to the front elevation. Two radiators. Double doors to the dining room.



### Dining Room

13'3 x 10'2

Double glazed French doors to the rear elevation. Radiator. Door to Kitchen.



### Kitchen

13'6 x 10'4

Fitted with a range of wall, drawer and base units with Granite worksurfaces above. Inset one and half sink with mixer tap. Integrated Fridge Freezer & Dishwasher. Inset high level double oven. Inset five burner hob with extractor fan above. Tiled floor. Radiator. Inset spotlights. Double glazed window to the rear elevation. Door to Utility Room.



### Utility Room

10'9 x 5'5

Range of base units with Granite worksurfaces above. Inset sink and drainer with mixer tap. Integrated Washing Machine. Access door to the rear elevation. Radiator. Door to WC. Tiled floor. Radiator.

### WC

5'4 x 3'2

Low level WC and wash hand basin. Radiator. Double glazed window to the side elevation.

### Landing

Doors to bedrooms and bathroom. Loft access. Storage cupboard housing hot water tank.

### Master Bedroom

15'9 x 13'9

Double glazed window to the front elevation. Radiator. Fitted wardrobes. Door to Ensuite.



### Ensuite Shower Room

6'1 x 5'1

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled floor. Double glazed window to the side elevation. Heated towel rail. Inset spotlights.



### Bedroom Two

16'3 x 12'5

Double glazed window to the front elevation. Radiator. Door to Ensuite.



### Bedroom Four

9'7 x 9'1

Double glazed window to the rear elevation. Radiator.

### Ensuite Shower Room

6'8 x 5'4

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled floor. Double glazed window to the side elevation. Heated towel rail. Inset spotlights.



### Family Bathroom

6'7 x 6'3

Low level WC, wash hand basin and panelled bath with shower above. Tiled walls. Tiled floor. Inset spotlights. Heated towel rail. Double glazed window to the rear elevation.

### Bedroom Three

10'4 x 10'0

Double glazed window to the rear elevation. Radiator.



### Externally - Front

Off road parking for TWO cars. Lawned garden with planting border.



### Externally - Rear

Enclosed garden with paved patio leading to lawned garden. Summer House & Garden Shed. Outdoor Socket. Outdoor Tap. Gated access to the front elevation.



### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

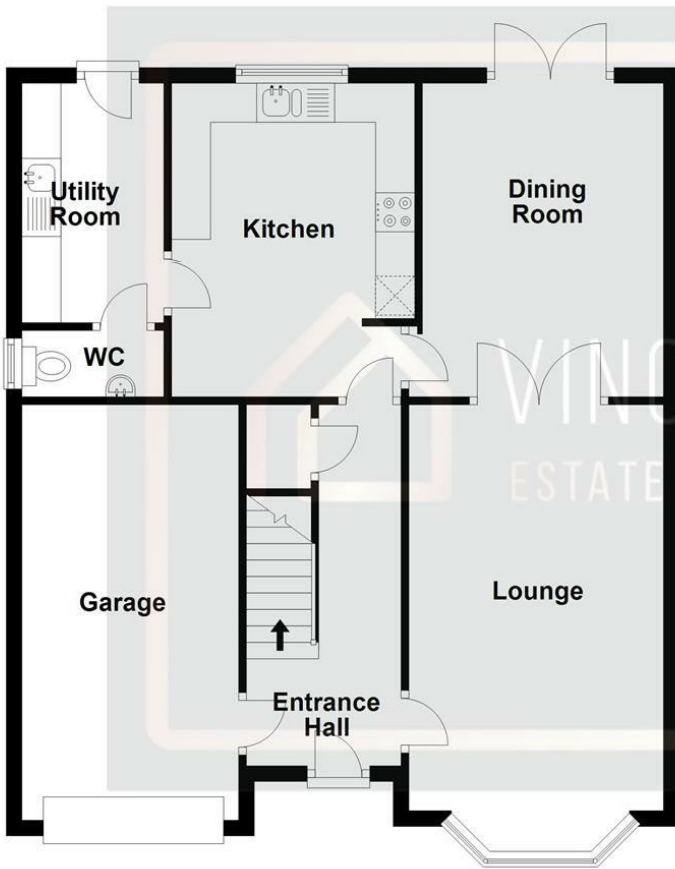
Service Charge: £180 per year approx

Service Charge Review Period: TBC

Council Tax Band: E

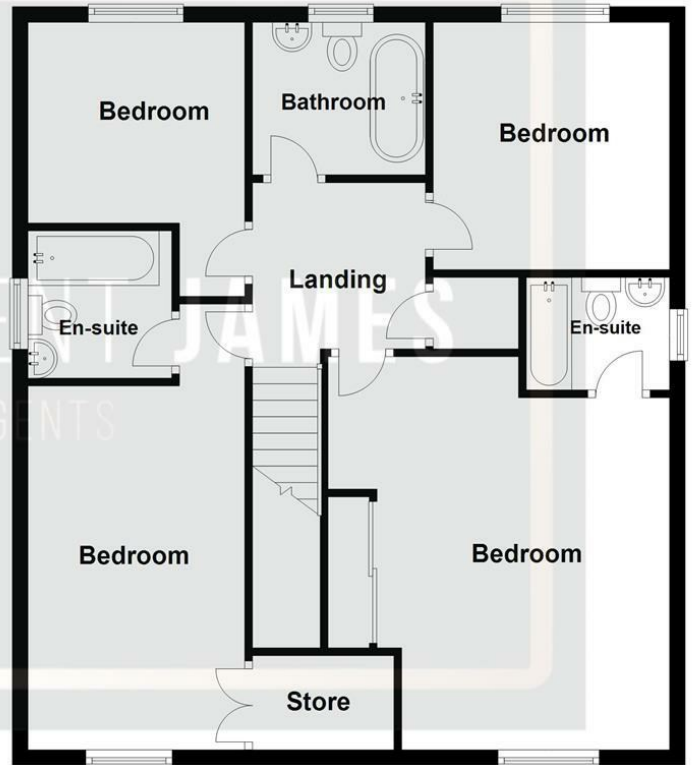
### Ground Floor

Approx. 75.8 sq. metres (816.4 sq. feet)

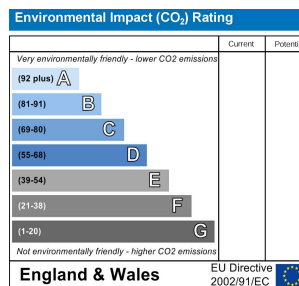
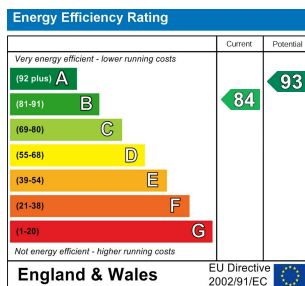


### First Floor

Approx. 76.4 sq. metres (822.7 sq. feet)



Total area: approx. 152.3 sq. metres (1639.1 sq. feet)



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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