



Osprey Close  
Dukinfield, SK16 5QE

Offers in the region of £495,000

This spacious and beautifully maintained four-bedroom detached family home is located on a highly sought-after development in Dukinfield, at the head of a quiet cul-de-sac. Perfect for a growing family, the property boasts excellent curb appeal, with a large gated block-paved driveway leading to the garage and providing ample off-road parking, complemented by a landscaped frontage with mature planted shrubs that create an attractive focal point.

Stepping inside, the welcoming entrance hall gives access to a convenient cloakroom/WC. The light-filled lounge flows seamlessly into the dining room, creating an open, airy living space perfect for both relaxing and entertaining. The dining room leads directly into a stunning conservatory, featuring a pitched fixed roof with skylight and a half-glass roof design, offering a versatile space that can be enjoyed all year round. French doors open onto the rear garden, connecting indoor and outdoor living perfectly. The ground floor is further enhanced by a fitted kitchen and dining area, thoughtfully designed with integrated appliances and a matching island unit, providing additional workspace and storage. The kitchen is both stylish and highly functional, making it an ideal hub for family meals, entertaining, or casual dining.

Upstairs, the property offers four generously sized bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, offering a combination of comfort and practicality for family living.

Externally, the rear garden is a true highlight, being both spacious and well-maintained. A large paved patio area provides the perfect space for outdoor dining and entertaining, with steps leading up to a lush lawn surrounded by well-stocked planted borders, shrubs, and mature trees, offering both privacy and a tranquil setting.

This home offers a lifestyle that is both practical and inviting. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Hall

Door to front, stairs leading to first floor, door to storage cupboard, doors leading to:

### Cloakroom/WC 4'7" x 6'10" (1.40m x 2.09m)

Two piece suite comprising, wall mounted wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to front.

### Lounge 17'1" x 10'11" (5.20m x 3.34m)

Double glazed window to front, radiator, feature fireplace with inset fire, open plan to:

### Dining Room 9'4" x 8'6" (2.84m x 2.60m)

Radiator, double glazed French doors leading to:

### Conservatory 17'4" x 10'11" (5.29m x 3.34m)

Double glazed windows to sides, pitched solid roof with skylight, half conservatory roof, double glazed French doors opening out to rear garden.

### Kitchen/Dining Room 19'7" x 12'11" (5.96m x 3.93m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, matching Island unit, integrated fridge/freezer, integrated dishwasher, built-in eye level oven, built-in microwave, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, door leading out to rear garden.

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

### Bedroom 1 18'0" x 10'11" (5.49m x 3.34m)

Double glazed window to front, radiator, built-in bedroom furniture, door leading to:

### En-suite Shower Room

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to side.

### Bedroom 2 9'4" x 10'6" (2.85m x 3.19m)

Double glazed window to rear, radiator, fitted wardrobes and over-head cupboards.

### Bedroom 3 7'2" x 10'11" (2.19m x 3.34m)

Double glazed window to rear, radiator, fitted wardrobes and over-head cupboards.

### Bedroom 4 7'7" x 10'6" (2.32m x 3.19m)

Double glazed window to front, radiator, fitted wardrobes and over-head cupboards.

### Bathroom 6'0" x 7'7" (1.84m x 2.30m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

## OUTSIDE

Spacious block paved driveway to the front leading to the garage, providing off road parking for multiple vehicles and feature mature planted shrub area. Enclosed good sized well maintained garden to the rear with large paved patio area with steps leading up to lawn with well stocked mature planted borders.

### Garage 19'0" x 8'6" (5.78m x 2.58m)

Up and over door to the front, window to rear, access door to the rear.

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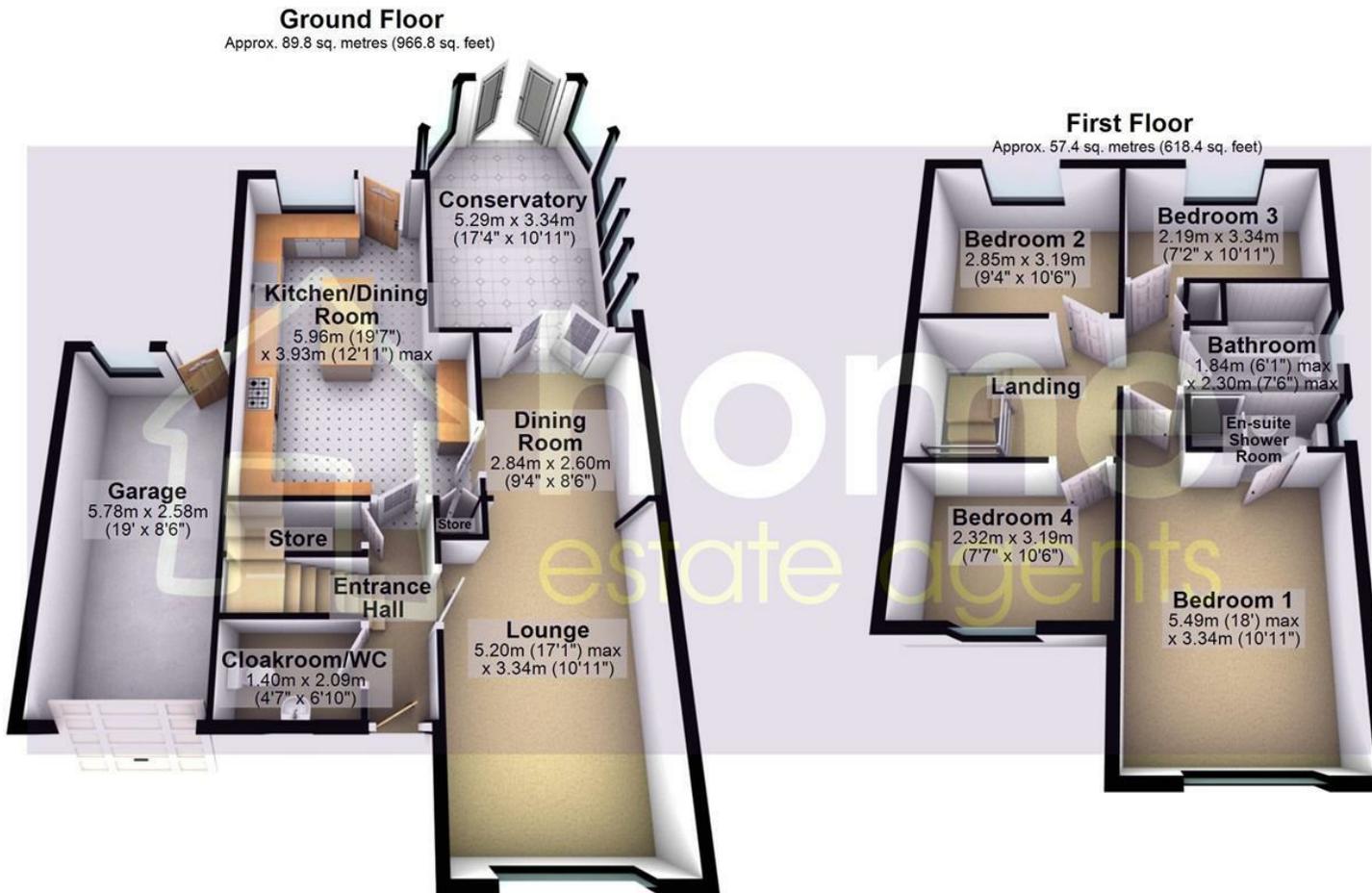
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 147.3 sq. metres (1585.1 sq. feet)