

Dryden Close
Dukinfield, SK16 5EA

Price £399,950

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This beautifully presented four-bedroom detached family home offers an exceptional opportunity for buyers seeking a spacious, versatile property in a peaceful and highly regarded location. Tucked away in a quiet cul-de-sac, the home enjoys an enviable setting surrounded by greenery, with farmland and a paddock directly to the rear, creating a rare sense of tranquillity and open space. This lovely backdrop offers not only privacy but also the chance to enjoy nature from your own garden, with picturesque countryside walks and outdoor activities right on the doorstep. The location is also ideally placed for Dukinfield Golf Club, reputable schools, excellent transport links, and nearby amenities, ensuring convenience without sacrificing the peaceful feel.

On entering the property, you are welcomed into a spacious entrance hallway. The lounge provides a comfortable and relaxing space to unwind. A second reception room, currently used as a family room, offers flexibility and could easily serve as a playroom, home office, formal dining room, or second sitting room. Patio doors from this room open out to the side garden, making it a lovely light-filled space. To the rear of the home, the kitchen/diner is both spacious and stylish, designed with modern living in mind and ideal for entertaining. The separate utility room adds essential practicality and provides additional storage.

Upstairs, there are four well-proportioned bedrooms, all thoughtfully arranged to maximise space and comfort, making them ideal for families of all sizes. The family bathroom serves all four bedrooms.

Externally, the property boasts a double driveway providing ample off-road parking alongside a neatly lawned front garden. To the rear and side, the enclosed garden provides a private and secure outdoor space with a mix of paved patio for outdoor dining, decking for seating, and a lawned area, all bordered by mature plants and shrubs that enhance the sense of tranquillity and seclusion.







GROUND FLOOR

Hallway
Door to front, two double glazed windows to side, radiator, stairs leading to first floor, doors leading to:

Lounge 13'0" x 11'8" (3.96m x 3.56m)
Double glazed bay window to front, radiator.

Family Room 10'10" x 9'0" (3.30m x 2.74m)
Double glazed bow window to front, radiator, double glazed patio door opening out to side.

Kitchen/Diner 11'10" x 27'4" (3.60m x 8.33m)
Fitted with a matching range of base and eye level units with worktop space over, matching island breakfast bar, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator, double glazed French doors leading out to rear, door leading to:

Utility Room 5'3" x 4'6" (1.61m x 1.36m)
Plumbing for washing machine, space for tumble dryer.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1 12'10" x 11'8" (3.92m x 3.56m)
Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2 17'9" x 9'0" (5.40m x 2.74m)
Double glazed window to rear, double glazed window to side, double glazed window to front, two radiators.

Bedroom 3 9'4" x 11'8" (2.84m x 3.56m)
Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 4 9'9" x 7'0" (2.97m x 2.14m)
Double glazed window to front, radiator, door to storage cupboard.

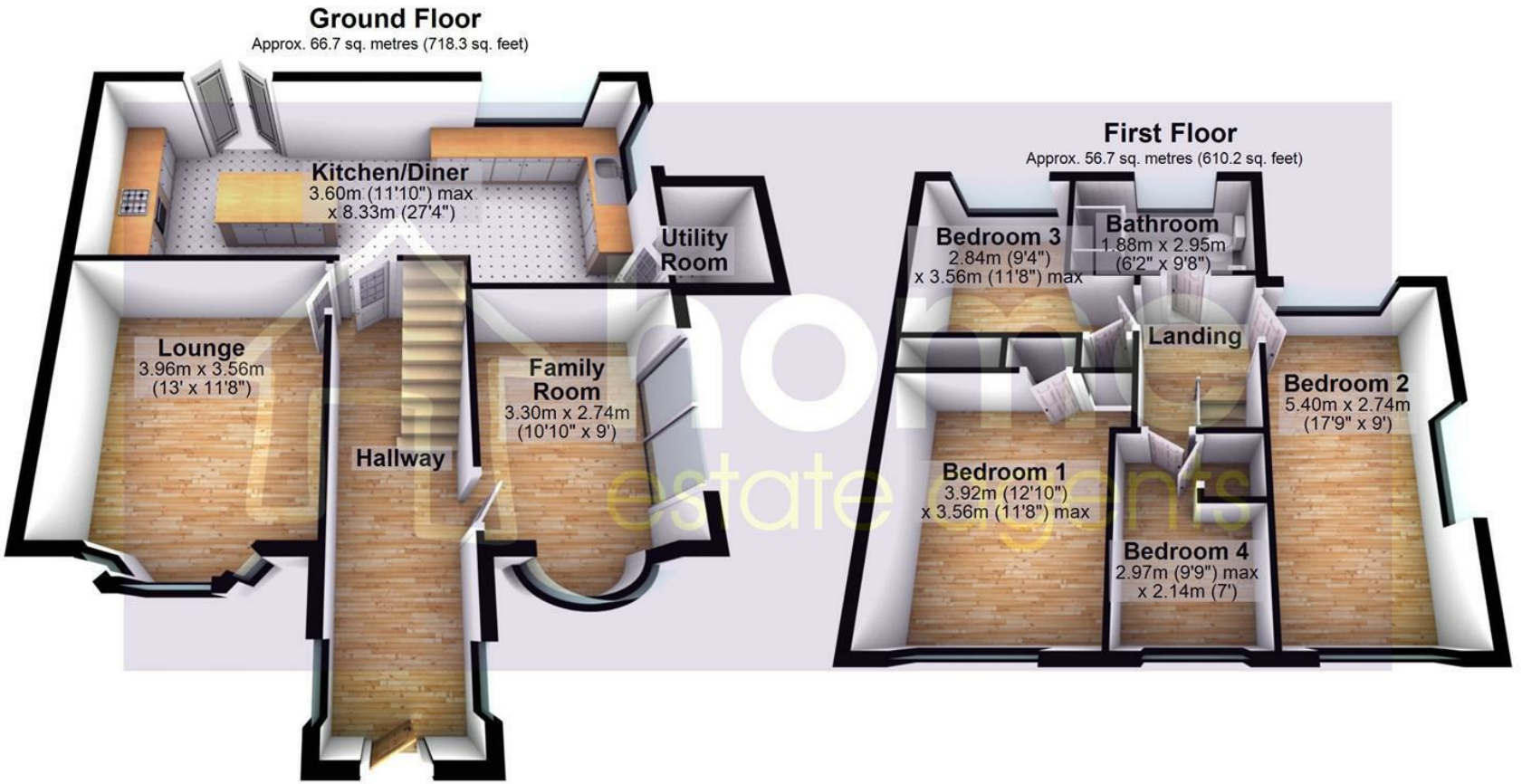
Bathroom 6'2" x 9'8" (1.88m x 2.95m)
Three piece suite comprising wash hand basin, shower area and low-level WC, double glazed window to rear, radiator.

OUTSIDE
Double driveway to the front of the property with lawn area. Enclosed garden to the rear and side with paved patio, decking area with steps up to lawn with planted borders.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 123.4 sq. metres (1328.5 sq. feet)

