



Southwark Drive, Dukinfield, SK16 5RL

Offers over £499,950

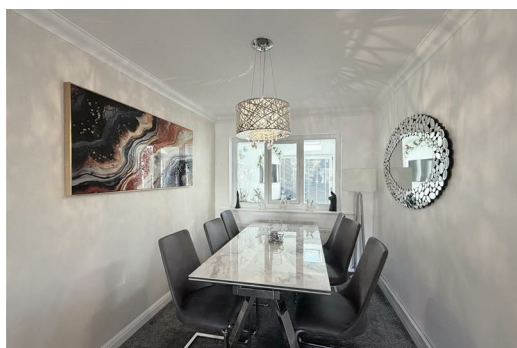
Beautifully presented executive four-bedroom detached family home, ideally positioned on the ever desirable Richmond Park Development. Offering spacious and versatile living accommodation throughout, this impressive property is perfectly suited to modern family life and enjoys a convenient location close to a range of local amenities, well regarded schools and excellent transport links.

The welcoming entrance hall leads into a spacious lounge/diner, providing an ideal space for both relaxing and entertaining. The well-appointed kitchen is open plan through to a bright and spacious family room, creating a fantastic sociable space for modern family living. The family room benefits from skylights which fill the space with natural light, together with bi-fold doors opening onto the rear garden. A useful utility room and downstairs WC complete the ground floor.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from a double driveway to the front providing ample off-road parking and leading to an integral garage, alongside a lawned garden with planted borders. To the rear is an enclosed, private garden featuring a paved patio area and lawn, providing an excellent setting for outdoor dining, entertaining and family enjoyment.

Offering generous proportions, a highly desirable layout and attractive gardens, this impressive executive home is ideally placed for families seeking modern living within a popular and well connected development.



GROUND FLOOR

Hall

13'3" x 5'9" (4.05m x 1.74m)

Door to front, double glazed window to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Lounge/Diner

29'9" x 11'5" (9.08m x 3.47m)

Double glazed window to rear, double glazed box window to front, radiators, media wall & living flame electric fire

Kitchen

13'9" x 18'6" (4.18m x 5.65m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, open plan to family room, door leading to:

Utility

5'4" x 5'10" (1.63m x 1.78m)

Double glazed window to side, door leading out to side, door leading to:

WC

5'4" x 2'9" (1.63m x 0.83m)

Two piece suite comprising, wash hand basin and low-level WC, tiled walls.

Family Room

10'3" x 16'6" (3.13m x 5.02m)

Double glazed windows to rear and side, two skylights, bi-fold door opening to rear garden. media wall & living flame electric fire

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'6" x 11'6" (3.80m x 3.51m)

Double glazed window to front, radiator, door leading to:

En-suite

5'6" x 6'3" (1.67m x 1.90m)

Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, double glazed window to side.

Bedroom 2

8'5" x 11'9" (2.56m x 3.58m)

Double glazed window to front, radiator, door to storage cupboard.

Bedroom 3

9'7" x 6'4" (2.91m x 1.92m)

Double glazed window to rear, radiator.

Bedroom 4

6'3" x 7'6" (1.91m x 2.29m)

Double glazed window to rear, radiator.

Bathroom

6'3" x 5'7" (1.91m x 1.70m)

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

OUTSIDE

Double driveway to the front leading to the integral garage and lawned garden with planted border. Enclosed garden to the rear with patio area and lawn.

Garage

15'7" x 8'11" (4.74m x 2.71m)

Electric roller door to the front, access door leading to the hall. plumbing for a washing and sink basin.

DISCLAIMER

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