



## Wells Drive, Dukinfield, SK16 5RS

**Offers over £400,000**

This substantial detached family home offers flexible three/four bedroom accommodation and is located on the ever-popular Richmond Park development in Dukinfield. Perfectly positioned close to schools, a variety of local amenities, and excellent transport links, the property also provides easy access to Hyde and Ashton-under-Lyne town centres, making it ideal for both families and commuters.

On the ground floor, a welcoming entrance hall leads to a generously sized lounge and dining area with French doors opening into a bright and airy conservatory, perfect for entertaining or relaxing with family. The modern kitchen/dining room is another highlight, benefiting from ample natural light and fitted with a stylish central island with breakfast bar, offering both practicality and a contemporary feel.

Upstairs, the home continues to impress with well-proportioned bedrooms, including the spacious main bedroom with direct access to the former fourth bedroom, providing flexibility as a dressing area, office, or conversion back to an additional bedroom. The second bedroom enjoys its own en-suite shower room, while the family bathroom is finished to a high standard with a contemporary four-piece suite including a freestanding bath. An additional office room on this floor offers the perfect solution for home working or study space.

Externally, the property is garden-fronted with a block-paved driveway providing off-road parking and leading to the integral garage, which is fitted with power and lighting. To the rear is an enclosed garden that is mainly laid to lawn with a paved patio seating area, making it ideal for outdoor dining and family enjoyment, along with a further paved section that extends down the side of the property.

This is a wonderfully versatile home that combines generous living space and a sought-after location, making it a fantastic choice for any growing family.





## GROUND FLOOR

### Hall

Door to front, stairs leading to first floor, doors leading to:

### WC

Two piece suite comprising, vanity wash hand basin and low-level WC, radiator, double glazed window to front.

### Lounge/Dining Room

29'4" x 11'5" (8.95m x 3.49m)

Double glazed bay window to front, three radiators, feature inset gas fire, double doors leading to conservatory, door leading to:

### Kitchen/Dining Room

11'5" x 16'1" (3.48m x 4.90m)

Fitted with a matching range of base and eye level units with worktop space over, matching island with built-in hob and breakfast bar seating, inset sink and drainer with mixer tap, integrated washing machine, space for fridge/freezer, built-in eye level oven, built-in hob, built-in microwave, two double glazed windows to rear, door to storage cupboard, door leading to garage, door leading out to rear garden.

### Conservatory

11'7" x 10'0" (3.53m x 3.05m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

17'9" x 9'0" (5.40m x 2.74m)

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

### Dressing Room / Bedroom 4

9'1" x 6'0" (2.78m x 1.83m)

Double glazed window to front, radiator. Currently used as an office/dressing room. Can easily be converted back to a bedroom at current owners cost.

### Bedroom 2

12'0" x 9'3" (3.67m x 2.82m)

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

### En-suite Shower Room

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

### Bedroom 3

12'6" x 9'5" (3.82m x 2.87m)

Double glazed window to rear, radiator.

### Office

4'6" x 5'0" (1.38m x 1.52m)

Double glazed window to side, radiator.

### Bathroom

5'1" x 15'0" (1.54m x 4.56m)

Four piece suite comprising freestanding deep bath, tiled shower enclosure, vanity wash hand basin and low-level WC, part tiled walls, two double glazed windows to rear, heated towel rail.

## OUTSIDE

Garden fronted with fenced boundaries and block paved driveway leading to the integral garage. Enclosed garden to the rear mainly laid to lawn with paved patio area and paved area leading down the side with gated access.

### Garage

17'2" x 9'2" (5.24m x 2.80m)

Electric up and over door to the front, power and lighting, access door to the rear.

### Solar Panels

The property is fitted with solar panels which feed directly into the national grid, offering an environmentally friendly energy solution while also generating a rebate, helping to reduce running costs and increase energy efficiency.

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