

Cherry Brooks Way, Ryhope, Sunderland

£317,500




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sales





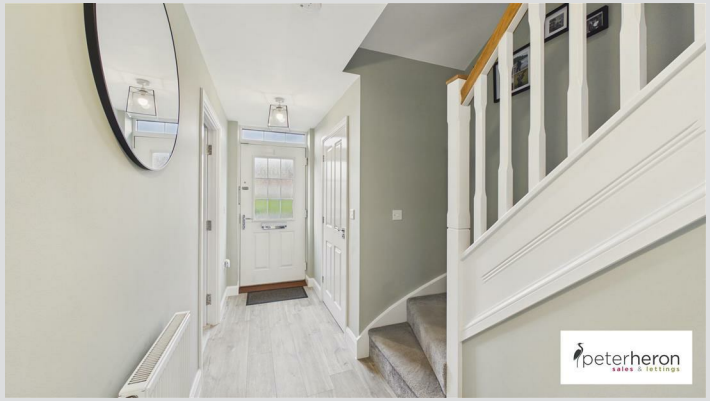


A stunning four bedroom, three storey detached house, providing an impressive standard of accommodation within the sought-after Cherry Tree Park development. Internally the stylish interior is accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is a superb lounge to the front with a bay window and a feature media wall whilst to the rear is a fabulous kitchen / diner, fitted with an excellent range of units, luxury work surfaces, a selection of integrated appliances and French doors to the garden. On the first floor there is a modern family bathroom/wc and three bedrooms, one benefiting from an en-suite shower room/wc. To the top floor is a generously proportioned principle bedroom with an en-suite shower room/wc. Externally there is a double length driveway with an EV charger, a single garage and a delightful, low maintenance landscaped garden to the rear with artificial grass, attractive paved patio and a decked area. The convenient location of the property is ideal for local amenities, as well as providing easy access to Sunderland City Centre and major road connections, including the A19. We highly advise arranging a viewing to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Reception Hall



Staircase to first floor, radiator and built in cupboard.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator and double glazed window.

Lounge




Double glazed bay window to front, radiator and an impressive feature media wall with fitted cabinets and inset contemporary electric fire.

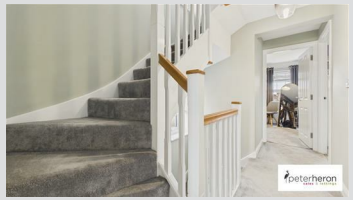
Kitchen/Diner






Fitted with a range of contemporary wall and base units with luxury work surfaces over incorporating inset sink unit, matching breakfast bar, integrated appliances include double oven, gas hob, fridge, freezer, dishwasher and washing machine. Double glazed French doors leading out into rear garden, double glazed window to rear and radiator.

First Floor Landing

Double glazed window to side. Staircase continues to top floor.

Bedroom 2




Double glazed window to front and radiator. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and step in shower cubicle, ladder style radiator.

Bedroom 3





Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 4




Double glazed window to rear and radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, part tiled walls, ladder style radiator and double glazed window.

Top Floor Landing
Useful built in storage cupboard.

Bedroom 1





Double glazed window to front, Skylight window to rear, two radiators and door to en-suite.

En-Suite Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with electric shower, Skylight window, ladder style radiator and extractor fan.

Outside







Double length driveway providing off street parking and access to single garage whilst to the rear a delightful low maintenance landscaped garden with artificial grass, attractive paved patio and decked area.

Council Tax Band
The Council Tax Band is Band E.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

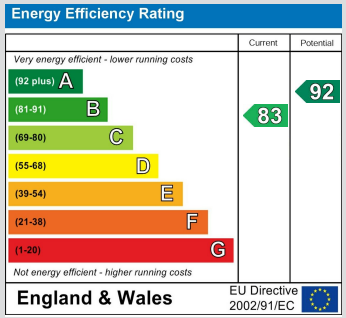
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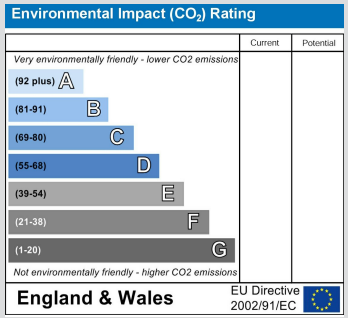
MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

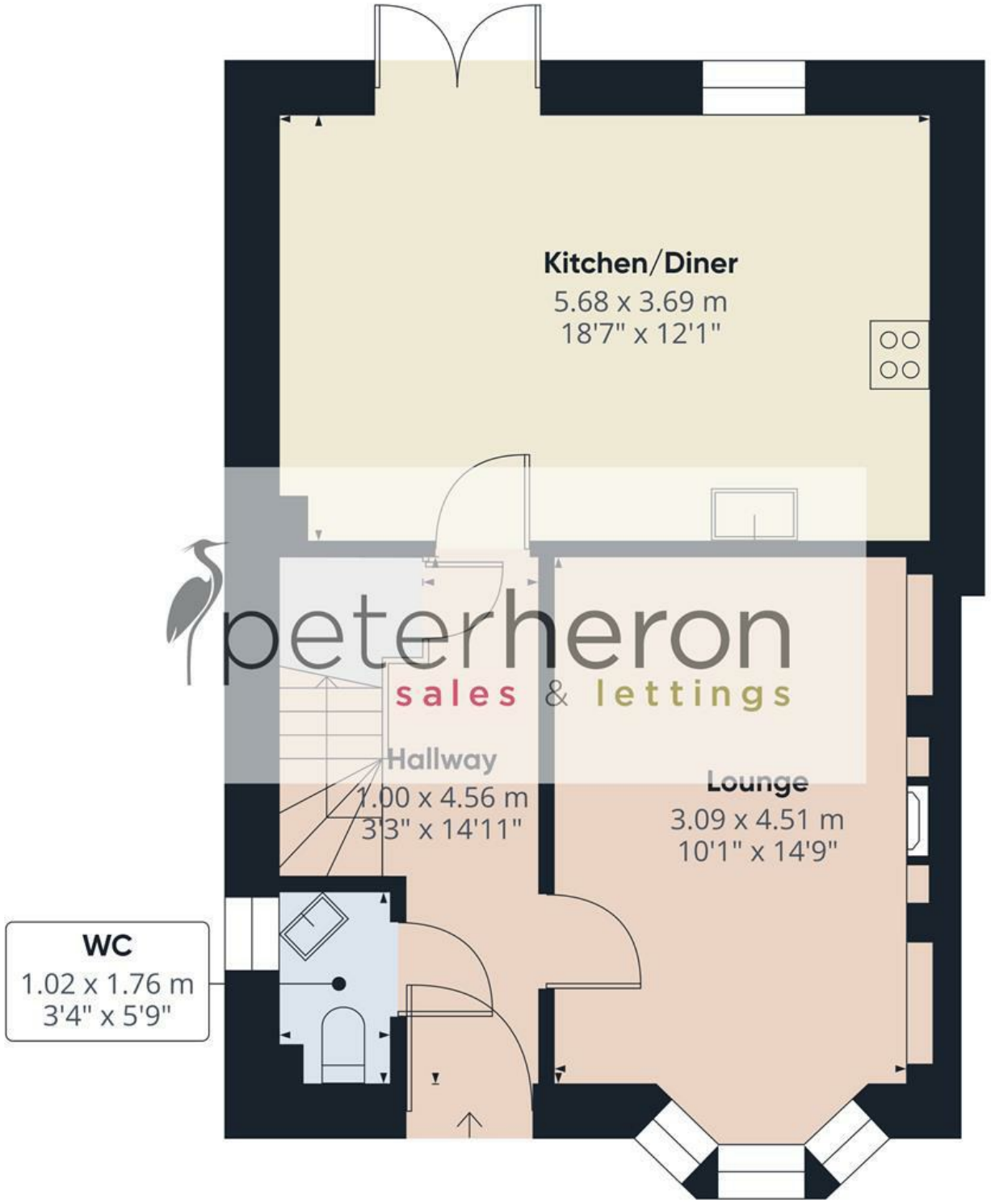
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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Ground Floor

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Approximate total area(1)

46.4 m²

498 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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