



Seabright Way, Cherry Tree Park, Ryhope, Sunderland

£325,000

STUNNING 4 BEDROOM DETACHED RECENTLY BUILT HOME ON SOUGHT AFTER CHERRY TREE PARK

GORGEOUS MODERN LAYOUT

LARGE SOUTH WEST FACING REAR GARDEN FULLY LANDSCAPED

EPC RATING B

EN SUITE TO MASTER BEDROOM

DETACHED GARAGE & DRIVEWAY

STUNNING 4 BEDROOM DETACHED RECENTLY BUILT HOME ON SOUGHT AFTER CHERRY TREE PARK - GORGEOUS MODERN LAYOUT - LARGE SOUTH WEST FACING REAR GARDEN FULLY LANDSCAPED - DETACHED GARAGE & DRIVEWAY - EN SUITE TO MASTER BEDROOM - SUPERB OPEN PLAN DINING/FAMILY ROOM/KITCHEN OPENING ONTO REAR GARDEN - LOVELY SETTING CLOSE TO HOSPITAL WITH GREAT ACCESS TO A19 PERFECT FOR COMMUTING ... Good Life Homes are delighted to bring to the market a superb ready to move into 4 bedroom detached home recently constructed on the sought after Cherry Tree Park built by executive home builder David Wilson Homes. Attractively priced, the property occupies an excellent large plot with landscaped south west facing rear garden and sunny aspect throughout the day. Internally, the property briefly comprises; entrance hall, 21ft stunning lounge, downstairs WC, fabulous open plan kitchen/family/dining room with lovely views over rear garden, separate utility room, 4 first floor bedrooms and family bathroom with an additional en suite to the master bedroom. Detached garage and driveway parking for two vehicles. Attractively priced, this is a wonderful opportunity to acquire a completed home on the development which is nearing completion with only a few homes remaining on the final phase. Viewing arrangements can be made by contacting the office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

ACCOMMODATION

ENTRANCE HALL

Entrance via GRP door. Vinyl wood-effect flooring, carpeted stairs to first floor landing, storage and telecoms cupboard, door leading off to WC, door leading to lounge, door leading to kitchen/family/dining room.

LOUNGE 21' 0" x 11' 10" (6.40m x 3.60m)

Carpet flooring, 3 white uPVC double-glazed windows allowing lots of light into the space, 2 radiators. This is a lovely size lounge which is large enough to accommodate most arrangements of furniture.

WC 5' 9" x 3' 2" (1.75m x 0.96m)

Vinyl wood-effect flooring, radiator, white toilet with low level cistern, white hand basin with chrome tap.

KITCHEN/DINING/FAMILY ROOM 20' 10" x 15' 6" (6.35m x 4.72m)

Vinyl wood-effect flooring, 2 double radiators, front facing white uPVC double-glazed window and fabulous walk in uPVC double-glazed window with double doors leading out to rear patio and garden, a stunning room and a particular feature of this style of property with ample space for dining table and chairs or family room arrangement. Modern fitted kitchen with a range of wall and floor units in a white finish with wood-effect laminate work surfaces. Island unit with stainless steel sink and breakfast bar. Integrated dishwasher, integrated double fridge/freezer, integrated double oven and 5 ring gas hob with feature stainless steel extractor with glass splash back. Recessed lights to the kitchen. Lovely views of the rear garden plot from this room and door leads to separate utility.

UTILITY ROOM 6' 0" x 5' 7" (1.83m x 1.70m)

Vinyl wood-effect flooring, radiator, fitted wall and floor units in a white finish with contrasting wood-effect laminate work surface, space and plumbing for a washing machine and dryer, recessed lights to ceiling. Large built-in cupboard providing lots of additional storage. Double-glazed door leading out to the driveway from the utility room.

FIRST FLOOR LANDING

Large landing cupboard providing useful storage, white uPVC double-glazed window. 5 doors to bedrooms and family bathroom.



FAMILY BATHROOM 6' 8" x 6' 1" (2.03m x 1.85m)

Vinyl wood-effect flooring, white towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, glass shower screen over with chrome tap and separate shower fed from the main hot water system. The walls around the bath are finished in full height ceramic tile and continues to approx. half height around the toilet and sink.

MASTER BEDROOM 17' 7" x 11' 8" (5.36m x 3.55m)

The room is L-shaped and measurements taken at widest points. Carpet flooring, double radiator, 2 white uPVC double-glazed windows, front and side facing. This is a good size double bedroom with en-suite leading off.

EN-SUITE 6' 6" x 4' 5" (1.98m x 1.35m)

Vinyl wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding glass door and shower fed from the main hot water system. Electric shaving point, extractor fan. The walls are finished to full height in a ceramic tile in the shower area and to half height around the toilet and basin.

BEDROOM 3 12' 0" x 8' 8" (3.65m x 2.64m)

This is also a double bedroom. Carpet flooring, single radiator, side facing white uPVC double-glazed window.

BEDROOM 2 12' 0" x 12' 0" (3.65m x 3.65m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 4 8' 5" x 7' 0" (2.56m x 2.13m)

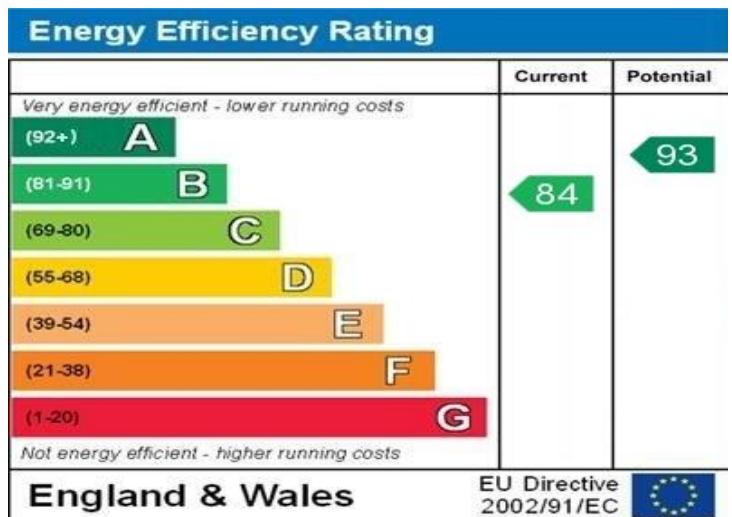
Carpet flooring, radiator, front facing white uPVC window. Built-in cupboard providing useful storage. This is a decent single bedroom or would make a terrific home office.

DETACHED GARAGE

EXTERNALLY

The property occupies a lovely position with driveway to the side and detached garage. The property benefits from a large rear garden plot which is well maintained with patio, turf, and benefits from a south west aspect which means it enjoys sunshine for the majority of the day, weather permitting. Perimeter fencing to 3 sides. There is access from the rear garden to the driveway and detached garage.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.