



Burcombe Close, Cherry Tree Park, Ryhope, Sunderland







Featuring an impressive stylish interior and a beautiful landscaped garden, this four bedroom detached house is situated within sought-after Cherry Tree Park development. Internally the impressive accommodation is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is spacious lounge to the front, a stunning 19ft breakfasting kitchen to the rear with upgraded units, integrated appliances and French doors to the patio. Completing the ground floor is a useful utility. On the first floor is a master bedroom with an en-suite shower room, three further bedrooms and a family bathroom/wc. Externally there is a generous driveway providing off street parking, a single garage and a delightful garden to the rear. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Viewing essential to fully appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Reception Hall



Staircase to first floor, built in cupboard and central heating radiator.

### Cloakroom/WC



Fitted with low level WC and washbasin, central heating radiator.

### Lounge 15'4" x 11'0"



This spacious room has a double glazed window to front and central heating radiator.

### Breakfasting Kitchen 19'2" x 9'7"



This stunning kitchen is fitted with a range of upgraded wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, electric hob, dishwasher, fridge and freezer. Double glazed French door leading out into rear patio area with double glazed windows to either side, further double glazed window to rear and central heating radiator.

### Utility



Fitted work surface with space below for the inclusion of white goods, and a double glazed window.

### First Floor Landing

#### Master Bedroom 10'0" x 8'10" not including fitted robes



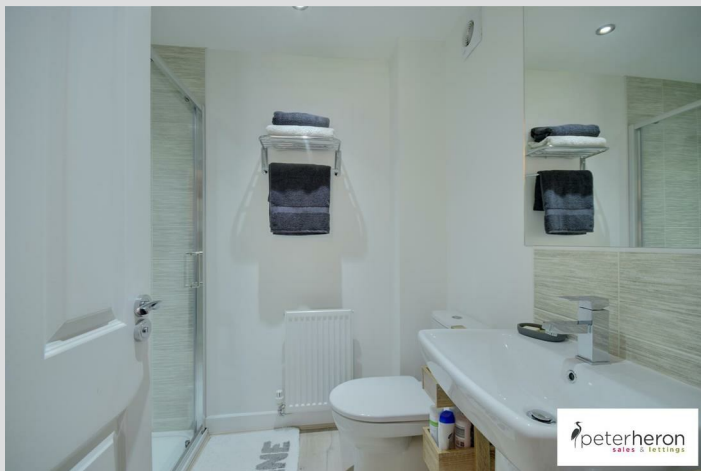
Double glazed window to front, central heating radiator and fitted wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Low level WC, pedestal washbasin and step in double shower cubicle, and central heating radiator.

## Bedroom 2 10'0" x 10'2"



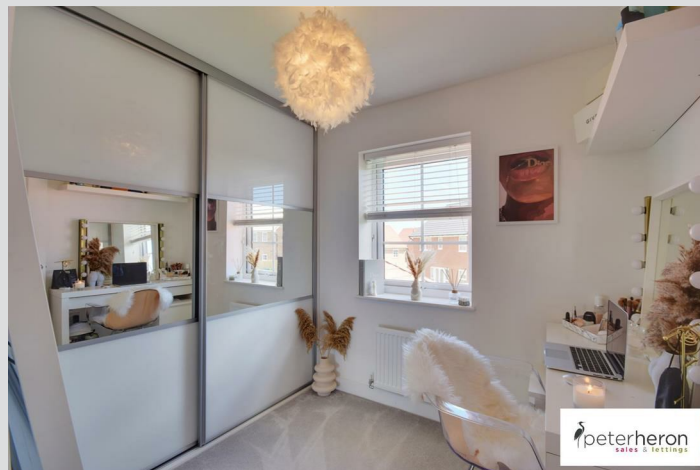
Maximum including fitted wardrobes, double glazed window to rear and central heating radiator.

## Bedroom 3 8'5" x 9'0"



Maximum including fitted wardrobes, double glazed window to front and central heating radiator.

## Bedroom 4 6'8" x 7'0" not including fitted robes



Double glazed window to rear, central heating radiator and fitted wardrobes.

## Family Bathroom



Low level WC, pedestal washbasin and panel bath, central heating radiator, and double glazed window.

## Outside



To the front of the property there is a long driveway providing off street parking and access to single GARAGE, whilst at the rear there is a beautifully landscaped garden with artificial grass, decking, patio area and raised planted borders.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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# MAIN ROOMS AND DIMENSIONS

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## Important Notice Part 2

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## Fawcett Street Viewings

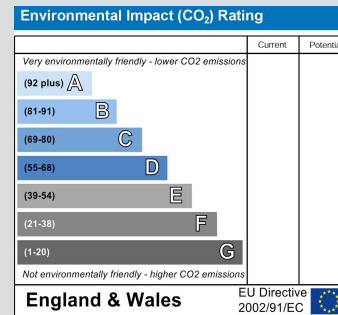
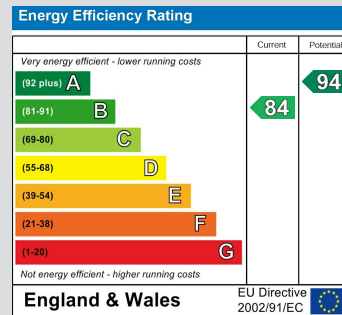
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## Opening Times

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

## Ombudsman

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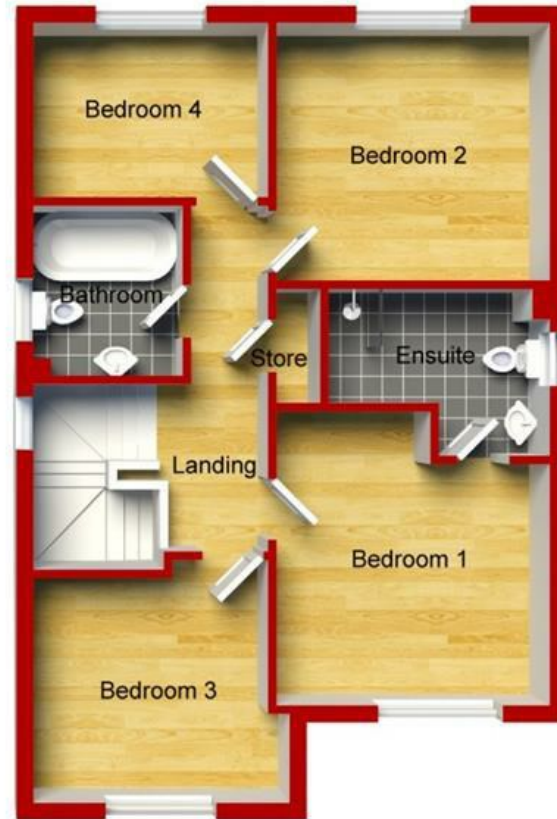
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Ground Floor  
Approximate Floor Area  
(50.00 sq.m)



First Floor  
Approximate Floor Area  
(50.00 sq.m)

16 Burcombe Close