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Cherry Tree Drive Sunnybrow, Crook, DL15 0XG

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Price £210,000

Four bed detached family home for sale in a sought after location within Sunnybrow. It is only approx 2.6 miles away from Crook the neighbouring marketing town, and approx 4.2 miles from Bishop Auckland. Each town has a vast array of facilities, such as healthcare services, supermarkets, banks, retail stores and both primary and secondary schools. Each also has an extensive public transport system, allowing access to further afield such as Darlington, Durham, Newcastle and York.

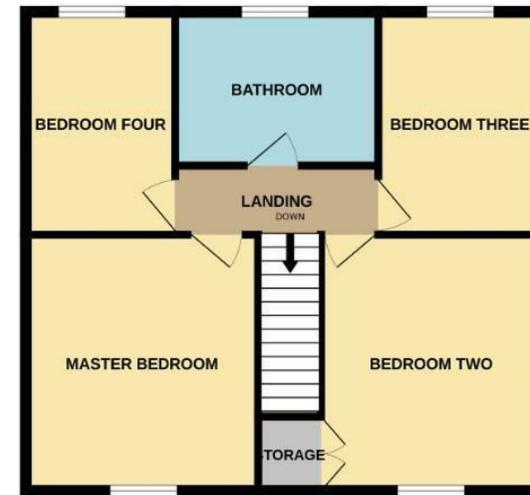
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, conservatory, further reception room currently utilised as a bedroom and cloakroom. The first floor contains the master bedroom, three further bedrooms and family bathroom. Externally there is a large driveway to the front of the property, along with open lawned garden and single garage with roller door. To the rear of the property there is a private enclosed garden, which is mainly laid to lawn, along with a patio area ideal for outdoor furniture.

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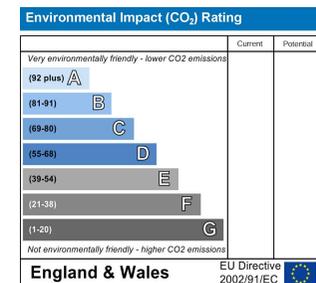
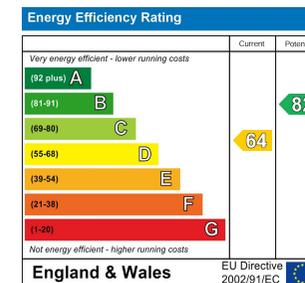
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

23'7" x 11'11"

Bright spacious living room located to the front of the property, with ample space for furniture, large feature fireplace and open plan leading through into the dining area.

Dining Room

The dining area provides space for a dining table and chairs, further furniture and French doors lead into the conservatory.

Kitchen

17'0" x 14'2"

The kitchen is fitted with a range of solid wood wall, base and drawer units, complimenting work surfaces, tiled splash backs and Belfast sink. Space is available for a range of kitchen appliances including; a range cooker and fridge/freezer.

Conservatory

14'9" x 12'1"

The conservatory is a great additional space, located to the rear with French doors opening into the garden.

Cloakroom

4'7" x 3'11"

Cloakroom fitted with a WC and wash hand basin.

Reception Room/Bedroom

15'1" x 7'10"

A further reception room located on the ground floor currently utilised as a fifth bedroom. Window to the front elevation.

Master Bedroom

12'7" x 11'11"

The master bedroom is a spacious double bedroom, with space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

10'9" x 7'1"

The second bedroom is another large double bedroom with window to the rear elevation.

Bedroom Three

12'5" x 10'11"

The third bedroom is a double bedroom with built in storage cupboard and window to the front elevation.

Bedroom Four

10'9" x 7'5"

The fourth bedroom is a spacious single room with window to the front elevation.

Bathroom

10'7" x 7'2"

The family bathroom is a great size, fitted with a panelled bath, double walk in shower cubicle, WC and wash hand basin.

External

Externally there is a large driveway to the front of the property, along with open lawned garden and single garage with roller door. To the rear of the property there is a private enclosed garden, which is mainly laid to lawn, along with a patio area ideal for outdoor furniture.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









