

Burcombe Close  
Cherry Tree Park  
Sunderland  
SR2 0FJ



# Burcombe Close

£287,500

## INTRODUCTION

BEAUTIFULLY PRESENTED 4 BED DETACHED HOME - LONG MULTI-CAR DRIVEWAY LEADING TO GARAGE - LARGE REAR GARDEN PLOT WITH SUNNY ASPECT - EN SUITE TO MASTER BEDROOM - MANY UPGRADES TO ORIGINAL SPEC - IMPRESSIVE OPEN PLAN REAR DINING/KITCHEN - SOUGHT AFTER CHERRY TREE PARK DEVELOPMENT ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, large built-in cupboard, radiator situated behind cover, carpeted stairs to first floor landing, door leading off to WC, door leading off to lounge, door leading off to dining kitchen and utility area.

## LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is a lovely size lounge which would accommodate most arrangements of furniture.

## W C

Laminate wood-effect flooring, white toilet with low level cistern, white hand basin with chrome tap, radiator. Stylish tiling to approx. half height and built-in mirror which is an upgrade compared to the original spec.

## UTILITY ROOM

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window. Stylish laminate wood-effect work surface with under bench space and plumbing for a washing machine and dryer.

## DINING KITCHEN

Lovely rear space stretching across the width of the property. Laminate wood-effect flooring, radiator concealed behind cover, white uPVC double-glazed window with views over garden and white uPVC double-glazed double doors leading out to rear patio and garden. Fitted kitchen with a range of wall and floor units in a white gloss finish with stylish laminate wood-effect work surface, stainless steel sink with bowl and a half, single drainer and flexible Monobloc tap, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Integrated double fridge/freezer, integrated dishwasher. Also concealed within a matching cupboard is a modern central heating boiler.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, radiator concealed behind cover, built-in cupboard, loft hatch. 5 doors leading off, 4 to bedrooms and 1 bathroom.

## BATHROOM

Laminate wood-effect flooring, double radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white bath with panel, chrome tap with showerhead attachment, white hand basin with chrome tap. Stylish tiling to approx. half height with built-in mirror.

## MASTER BEDROOM

Measurements do not include depth of fitted wardrobes.

Good size double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window. Professionally installed fitted wardrobes providing a good degree of storage and hanging space. Door leading off to en-suite.



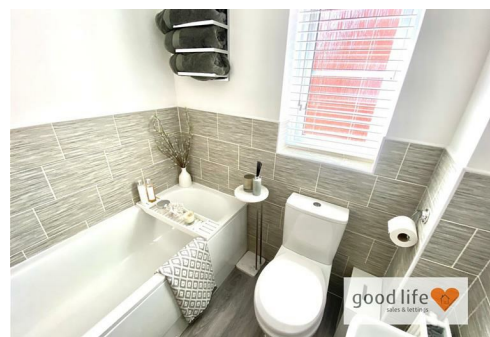
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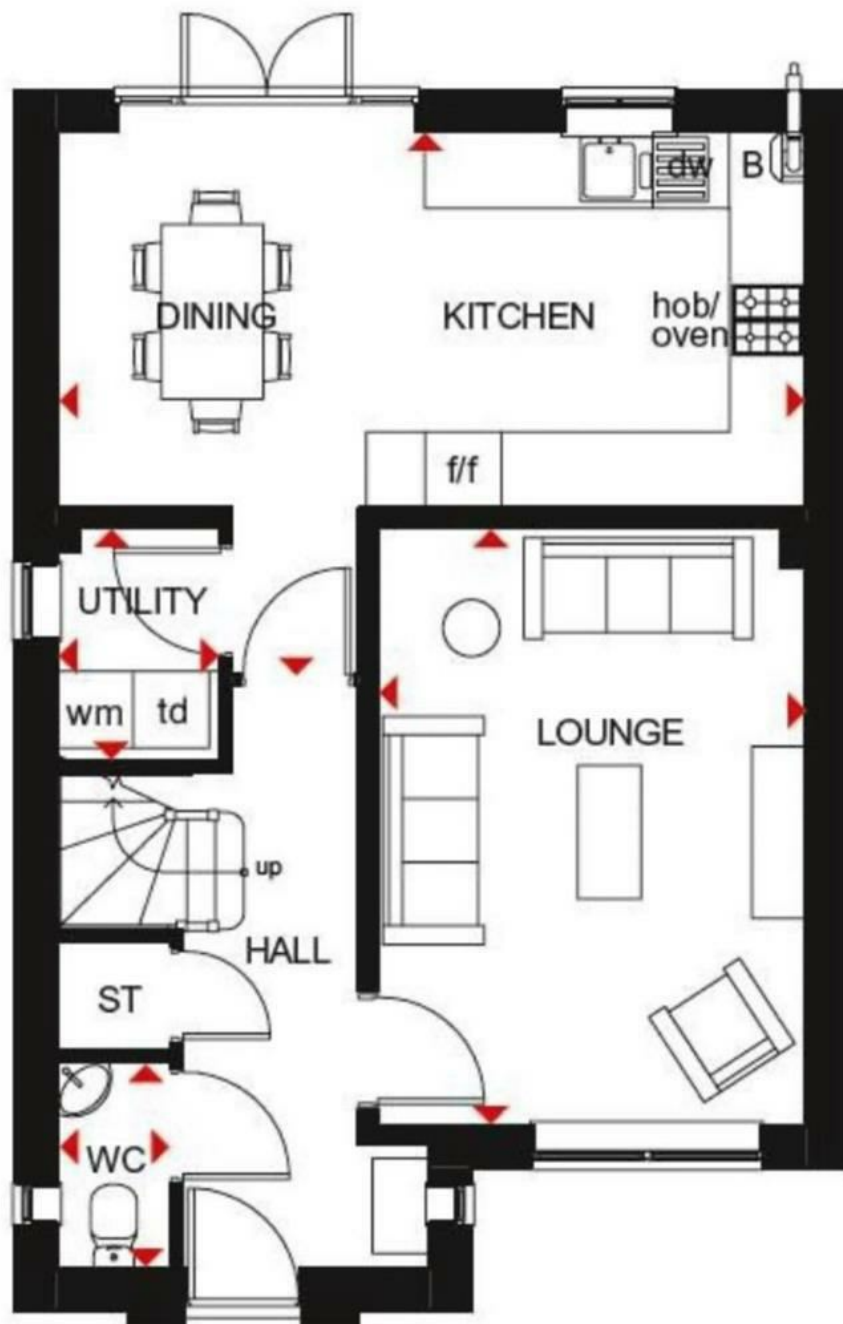
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## Local Authority

Sunderland

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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