



**Greenstem Way, Ryhope, Sunderland, Tyne & Wear, SR2 0FP**

**£399,950**



# Greenstem Way, Ryhope, Sunderland, Tyne & Wear, SR2 0FP

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* FOUR BEDROOM  
DETACHED \* GARAGE \* GARDEN \* DRIVEWAY \* SUPERBLY  
PRESENTED \* COUNCIL TAX BAND - E \* EPC RATING - B

Nestled in the sought-after Cherry Tree Park development on Greenstem Way, Ryhope, Sunderland, this stunning four-bedroom detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a stylish entrance hallway leading to a spacious living room, a well-appointed study, a WC, and an open-plan kitchen/diner with modern fitted units and upgrades. The property boasts a convenient utility area, adding to its functionality.

Venture upstairs to find four generously sized bedrooms, including a master bedroom with its own en suite, offering a touch of luxury and privacy. The elegantly designed family bathroom features a bath and walk-in shower, providing a tranquil space to unwind after a long day.

Externally, this property impresses with a front block-paved driveway offering parking space for multiple cars, ensuring convenience for you and your guests. The rear garden is a delightful retreat, featuring a paved patio, lawn, and an additional patio area at the rear, perfect for al fresco dining or enjoying a morning coffee. A detached garage adds to the convenience and storage space of this beautiful home.

With its prime location providing easy access to Sunderland City Centre, the A19, top-rated schools, and a variety of shops and amenities, this property is ideal for those seeking a harmonious blend of comfort and accessibility. Don't miss the opportunity to make this stunning residence your own. Book a viewing today and experience the allure of this well appointed home first hand.





# THE HOLDEN

FOUR BEDROOM HOME

**Key**

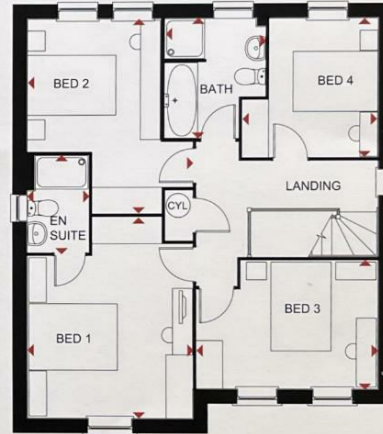
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	↔	Dimension location
CYL	Cylinder	dw	Dishwasher space		



**Ground Floor**

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1506 x 1593 mm	4'11" x 5'3"

Please note:  
Sizes and floorplan  
provided by developer



**First Floor**

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. SP387820

### Viewings

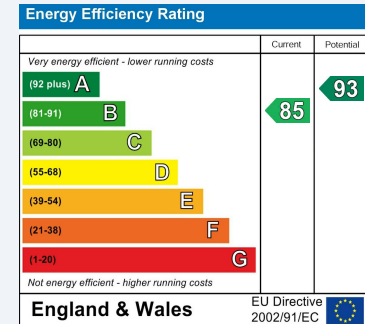
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.



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