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**Seabright Way, Cherry Tree Park, Sunderland**

# Seabright Way, Cherry Tree Park, Sunderland

## Offers In The Region Of £325,000

Nestled in the desirable Cherry Tree Park on Seabright Way this splendid four-bedroom detached home is a remarkable find for those seeking a modern and spacious residence. Recently constructed by the esteemed David Wilson Homes, this property is ready for you to move in and make it your own.

Set on a generous plot, the home boasts a beautiful southwest-facing rear garden, ensuring you can enjoy sunlight throughout the day. Upon entering, you are greeted by a welcoming entrance hall that leads to a stunning 21ft lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the fabulous open-plan kitchen, family, and dining room, which offers delightful views over the garden, creating a warm and inviting atmosphere for family gatherings.

The ground floor also features a convenient downstairs WC and a separate utility room, adding to the practicality of the layout. Ascending to the first floor, you will find four well-proportioned bedrooms, including a master with en suite, providing a private retreat. A family bathroom serves the additional bedrooms, ensuring comfort for all.

Completing this exceptional property is a detached garage and driveway parking for two vehicles, offering ample space for your needs. This attractively priced home presents a wonderful opportunity to secure a modern dwelling in a sought-after location. Do not miss your chance to view this impressive property and envision your future in this delightful home.

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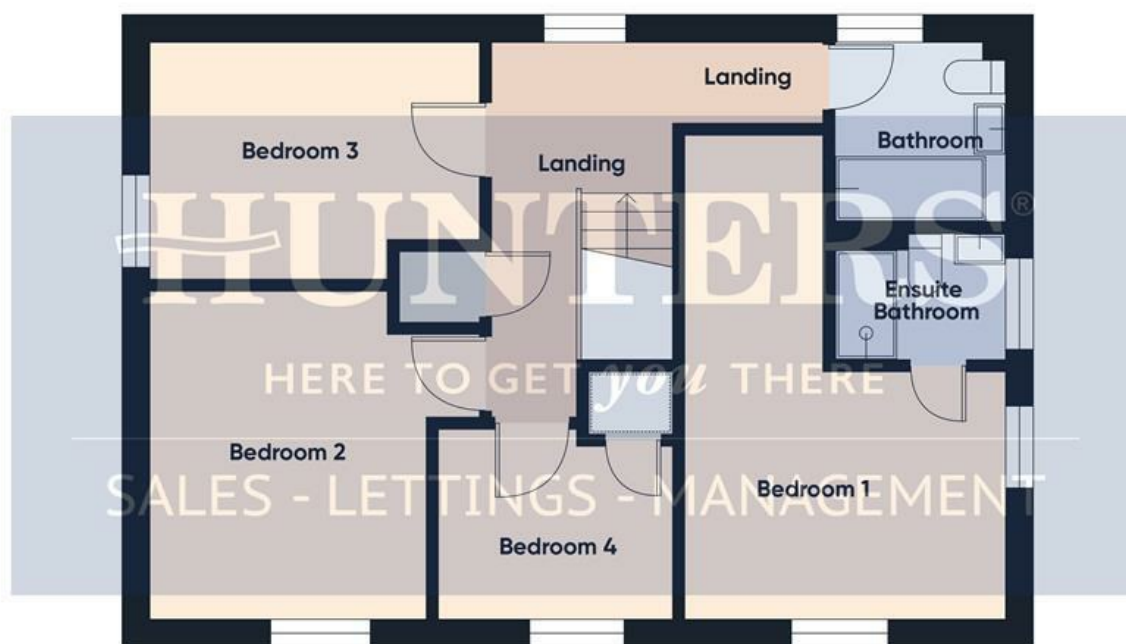


Ground Floor

Approximate total area<sup>(1)</sup>

1376 ft<sup>2</sup>

127.8 m<sup>2</sup>



Floor 1

Floor Sizes From  
Developers Plan

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Living Room**

21'1 x 13'2

**Kitchen/Family Dining**

21'0 x 16'5

**Utility Room**

6'1 x 5'9

**WC**

5'10 x 3'2

**Bathroom**

6'9 x 6'2

**Bedroom 1**

17'8 x 11'8

**Ensuite**

6'7" x 4'5"

**Bedroom 2**

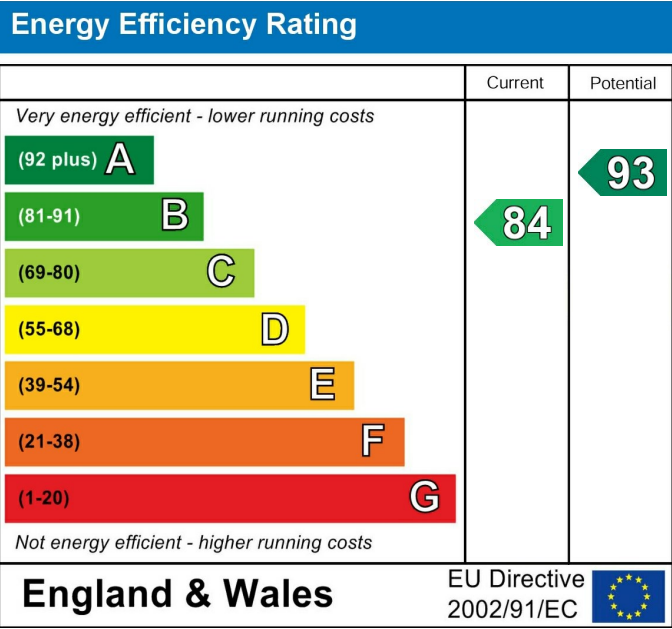
12'1 x 12'4

**Bedroom 3**

12'4 x 8'9

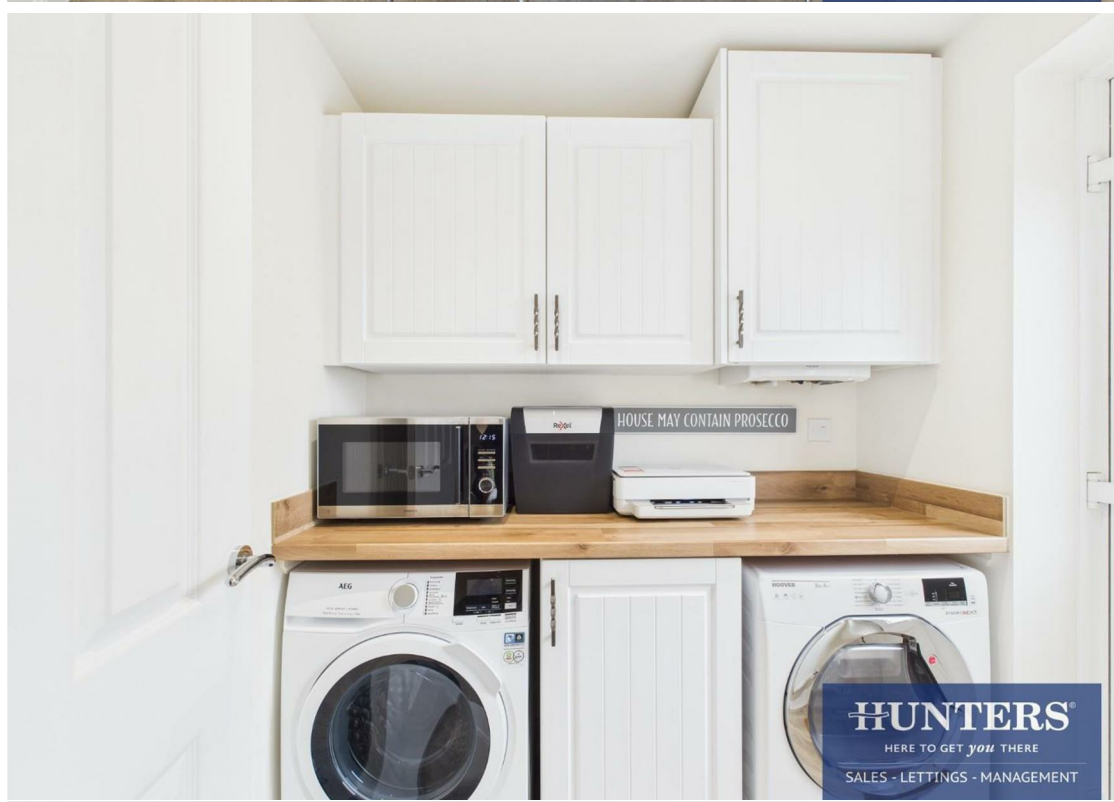
**Bedroom 4**

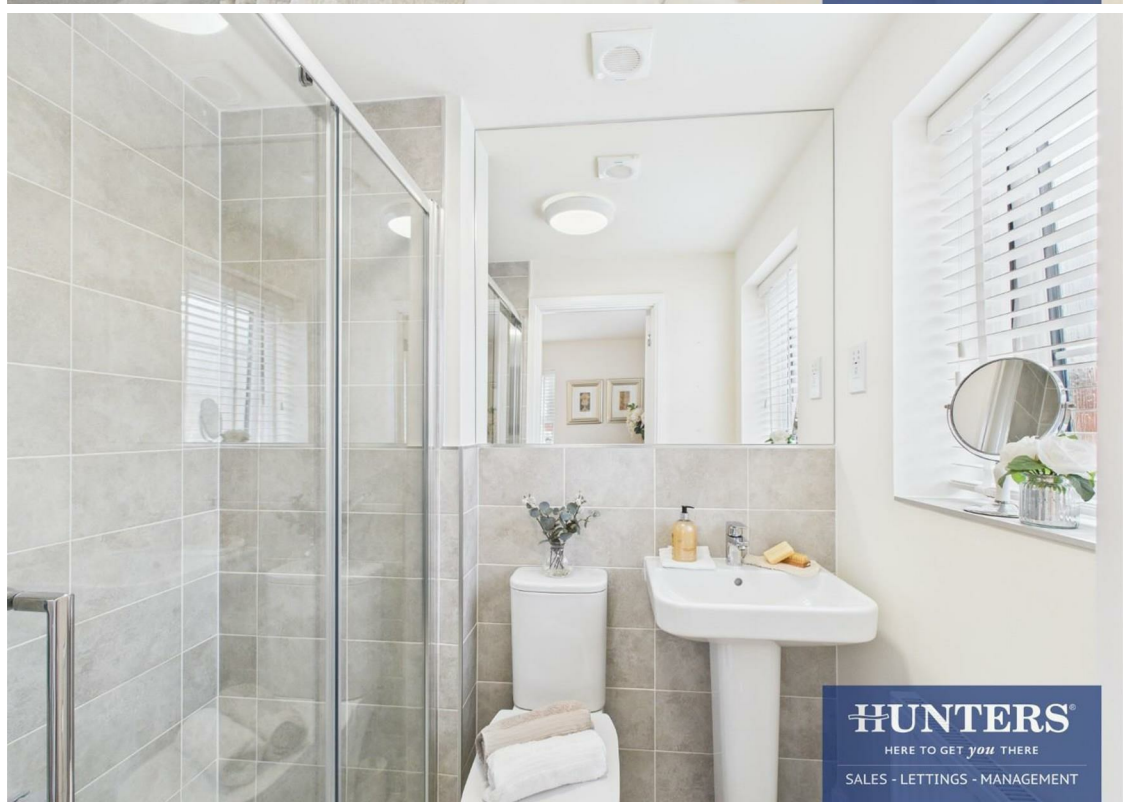
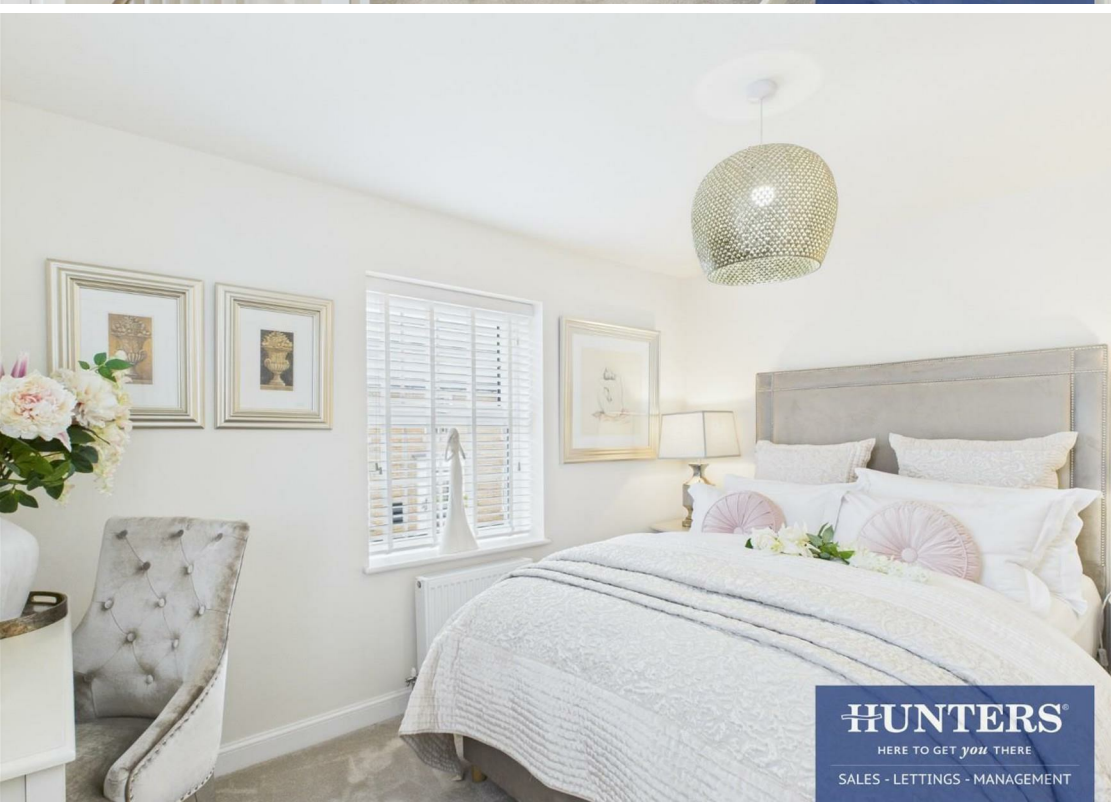
8'5 x 7'1

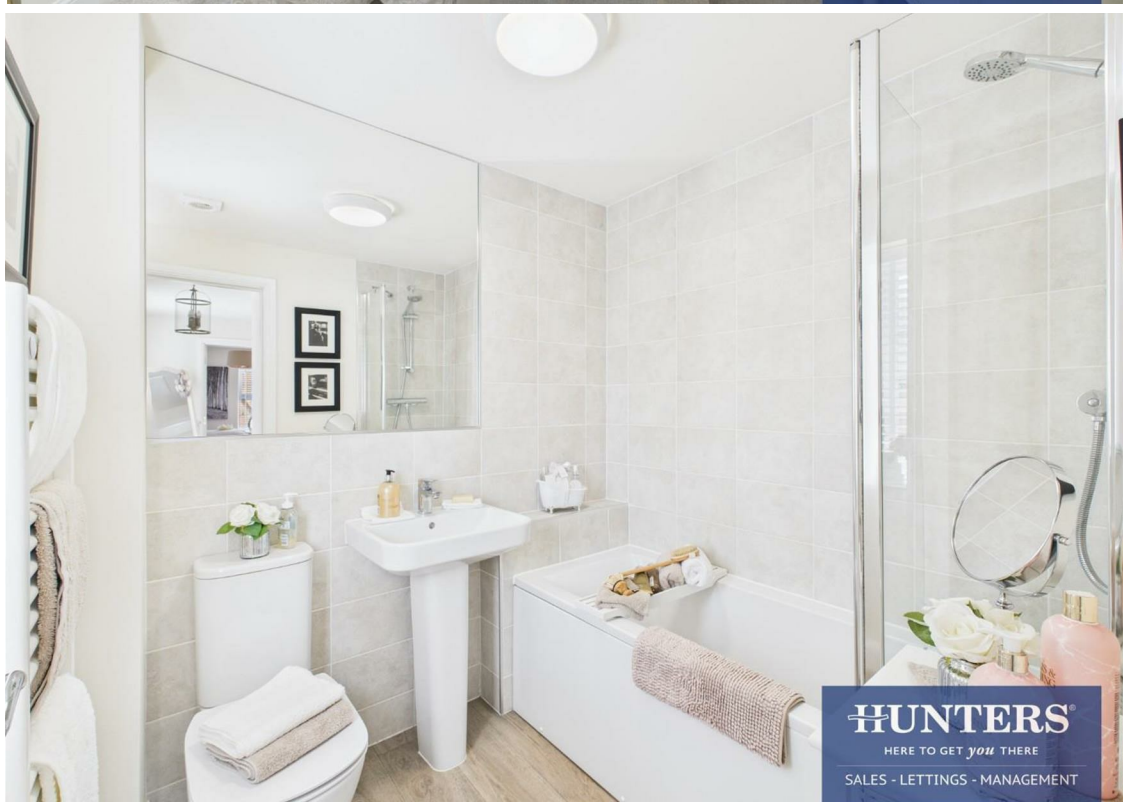


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.











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