



VENTURE  
PLATINUM



Cherry Tree Drive | Sunnybrow, Crook  
£295,000





Set on a generous corner plot in the heart of Sunnybrow, Crook, this exceptional detached family home offers superb space and flexibility, ideal for modern family living. Immaculately presented in excellent condition throughout, the property features four well-proportioned bedrooms, an en suite shower room, and a contemporary family bathroom, providing ample accommodation for growing families.

Step inside to discover a welcoming layout, including a large family room, a comfortable lounge, a dedicated dining room, and a beautiful garden room that opens out onto the rear garden—perfect for entertaining or relaxing all year round. The modern kitchen is complemented by a useful utility room and a convenient ground floor WC. Large windows allow natural light to flood the interior, enhancing the airy, inviting atmosphere.

Outside, the property benefits from a driveway and garage, ensuring secure parking and additional storage space. The standout garden room at the rear provides further versatility, whether used as a home office, playroom, or peaceful retreat overlooking the spacious rear garden.

Sunnybrow is a friendly village in County Durham, ideally positioned near Crook and functioning as a southern suburb of Willington. Local amenities are close to hand, with Sunnybrow Primary School just 420 yards away and Parkside Academy a mere 0.6 miles for older children. Healthcare needs are easily met by Willington Medical Group and Bishop Auckland Hospital, both conveniently located within a short drive. With easy access to schools, shops, medical facilities, and scenic surroundings, this home truly offers a practical and desirable lifestyle.

Don't miss the chance to make this excellent-sized family home your own. Arrange a viewing today to fully appreciate everything this property and its location have to offer.

## GROUND FLOOR

### Entrance Hallway

Via upvc double glazed door, central heating radiator and stairs to first floor.

### Lounge 5.204 x 4.435 (17'0" x 14'6")

Having a feature fireplace housing multi burning stove, central heating radiator and upvc double glazed window to front.

### Dining Room 3.140 x 2.595 (10'3" x 8'6")

Laminate flooring, laminate flooring, central heating radiator and patio doors to conservatory.

### Garden Room 5.595 x 3.337 (18'4" x 10'11")

over looking the rear garden with central heating radiator and french patio doors.

### Second Living Area 6.544 x 2.711 (21'5" x 8'10")

Having a built in media wall, central heating radiator and dual aspect upvc windows.

### Kitchen 2.592 x 3.058 (8'6" x 10'0")

fitted with a good range pf wall and base units having contrasting work surfaces over, one and a half bowl sink unit with mixer tap, integrated electric oven and gas hob with extractor chimney over, central heating radiator and upvc double glazed window to rear.







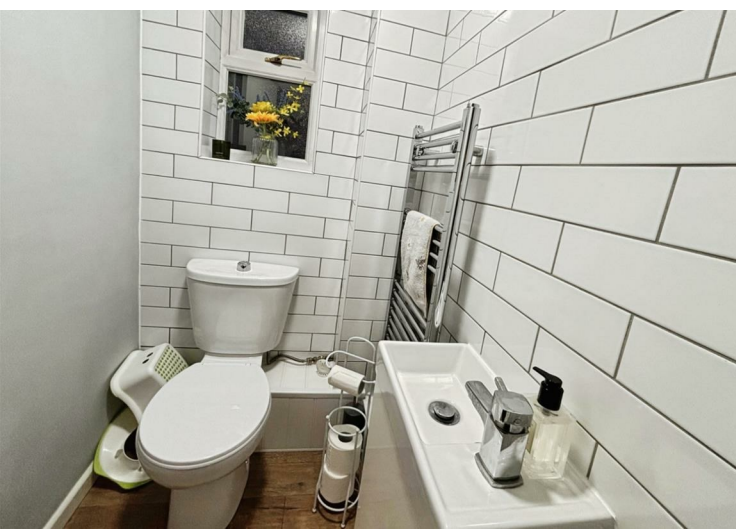
**Utility Room**  
with plumbing for washing machine , space for tumble dryer, laminate flooring and rear entrance door.

**Cloaks WC**  
Fitted with a white wc, wash hand basin and chrome heated towel rail.

**FIRST FLOOR**







#### Landing

**Bedroom One 4.185 x 2.707 (13'8" x 8'10")**

Having central heating radiator and upvc double glazed window to front.

#### En Suite Shower Room

Fitted with a corner shower cubicle having electric shower over, WC, wash hand basin and central heating radiator.

**Bedroom Two 3.828 x 2.770 (12'6" x 9'1")**

Central heating radiator and uPVC double glazed window.

**Bedroom Three 2.754 x 2.626 (9'0" x 8'7")**

Having central heating radiator and uPVC double glazed window and double fitted wardrobe





#### **Bedroom Four/Dressing Room 2.733 x 2.411 (8'11" x 7'10")**

Having central heating radiator and uPVC double glazed window.

#### **Bathroom**

Fitted with a modern white suite having paneled bath with electric shower and screen over, WC, wash hand basin set to vanity unit and central heating radiator.

#### **Externally**

Externally to the front is a driveway allowing for off road parking leading to a single integral garage, along with a garden laid to lawn with planted hedge. Whilst to the rear is a further good sized enclosed garden laid to lawn with decking area and separate patio area. there is a hot tub which the seller has advised they may include in the sale and can be discussed.

#### **Other General Information**

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider

Council Tax: Durham County Council, Band: D Annual price: £2,501.73 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.



#### **Disclaimer**

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

#### **Energy Performance Certificate**

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2922-5520-2096-2921>

EPC Grade D









# 5 Cherry Tree Drive | Sunnybrow, Crook



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.