



Sunflower Lane, Stainton, Middlesbrough, TS8 9FS

Nestled within the sought after Rose Cottage Farm development in the charming village of Stainton, this beautifully presented four bedroom detached house was built in 2019 by Taylor Wimpey to their popular 'Hadenham' design. Offering a perfect blend of modern living and countryside serenity, this home is ideal for families seeking space, style, and comfort.

The property welcomes you with a bright hallway featuring a composite front door, leading to a convenient WC and a spacious lounge, enhanced by a stylish oak panel feature wall. At the heart of the home is the impressive open-plan kitchen/dining room, complete with a central island, Karonia worktops, a newly installed Quooker boiling water tap, double oven, 5-ring gas hob, extractor, integrated fridge freezer and dishwasher. French doors open out onto the southerly facing rear garden, making it a perfect space for entertaining. A separate utility room offers matching kitchen units and added practicality.

Upstairs, you'll find four generously sized bedrooms. The master bedroom and bedroom four both benefit from built-in wardrobes, while the master and second bedroom each feature modern en-suite shower rooms. A fully tiled family bathroom serves the remaining rooms.

Externally, the property features a double width driveway and a single garage, providing ample off-street parking. The beautifully landscaped south facing rear garden enjoys an open aspect with far reaching views across farmland. Designed over two tiers, the garden includes a paved upper patio area and a lower lawn. A charming summer house with power offers a versatile space, perfect as a garden office, studio, or a relaxation retreat.

Offers Over £350,000



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HALL

LOUNGE

17'11" x 11'2" (5.46m x 3.40m)

KITCHEN/DINING ROOM

20'8" x 10'8" (6.30m x 3.25m)

UTILITY ROOM

10'9" x 5'6" (3.28m x 1.68m)

DOWNSTAIRS WC

5'4" x 2'9" (1.63m x 0.84m)

LANDING

MASTER BEDROOM

15'3" x 11'5" (4.65m x 3.48m)

ENSUITE

6'7" x 5'8" (2.01m x 1.73m)

BEDROOM TWO

12'5" x 11'5" (3.78m x 3.48m)

ENSUITE

7'4" x 4'5" (2.24m x 1.35m)

BEDROOM THREE

10'8" x 10'6" (3.25m x 3.20m)

BEDROOM FOUR

10'7" x 7'1" (3.23m x 2.16m)

BATHROOM

9'10" x 6'2" (3.00m x 1.88m)

AML PROCEDURE

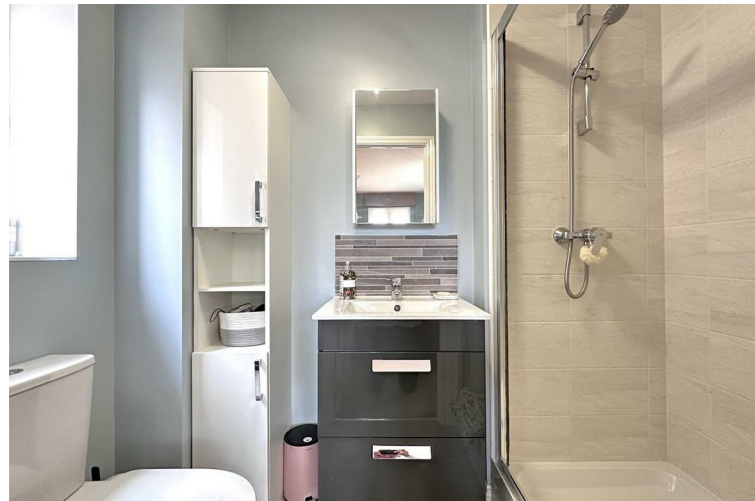
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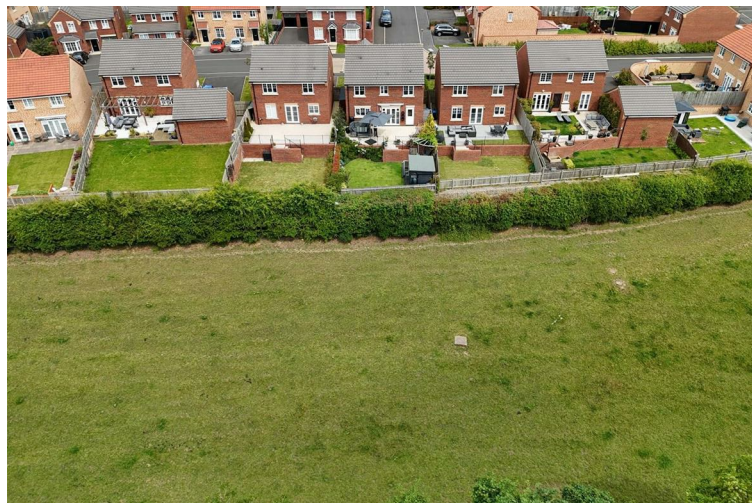
Tel: 01642 615657

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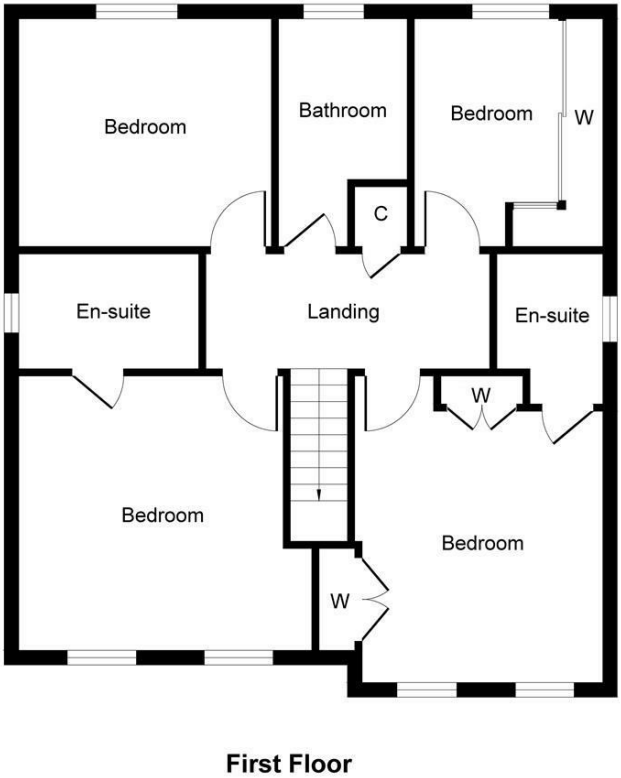
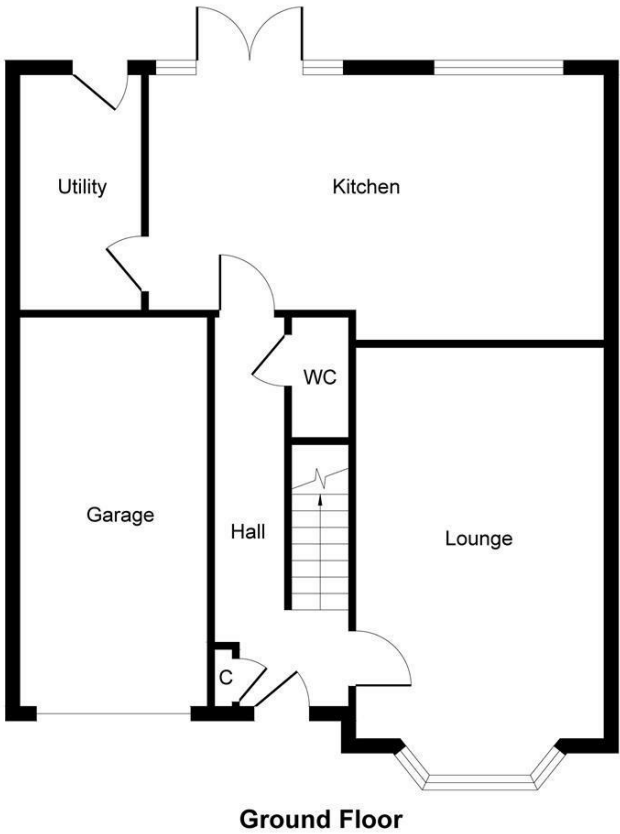
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

VIEWING
Please contact

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or otherwise as
respect of the pr



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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