



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

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

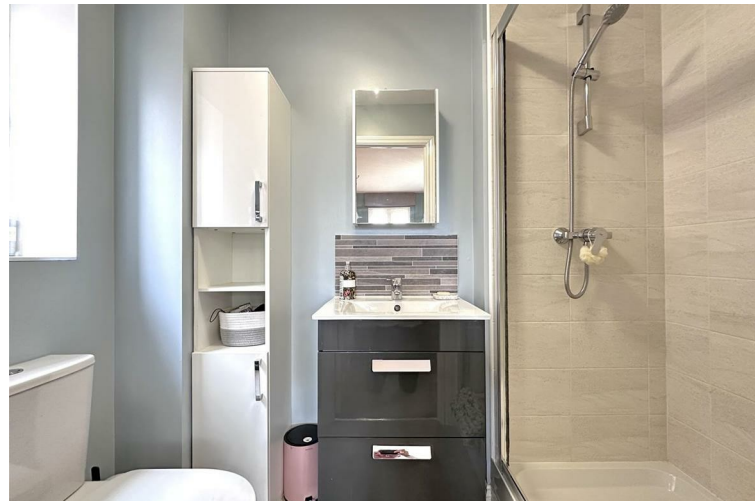


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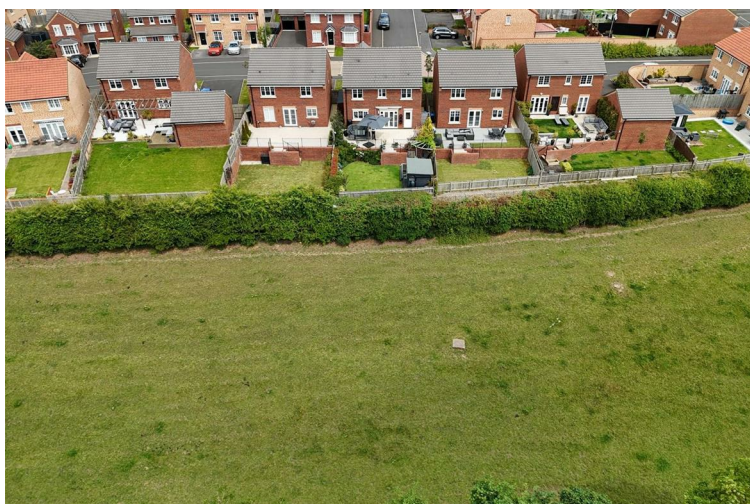
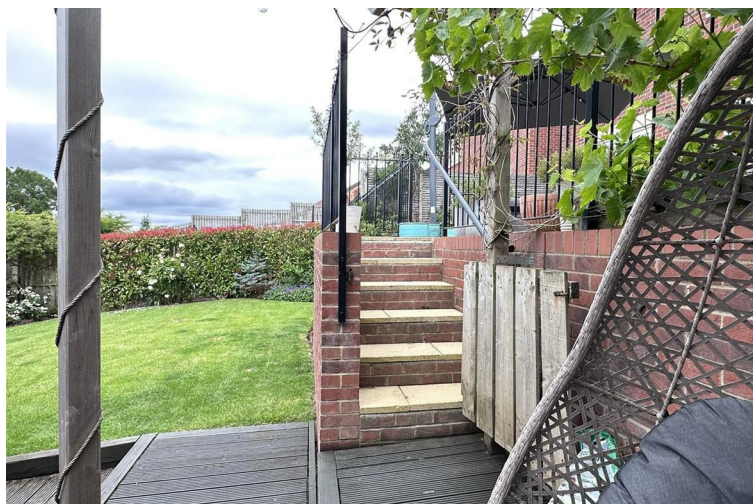


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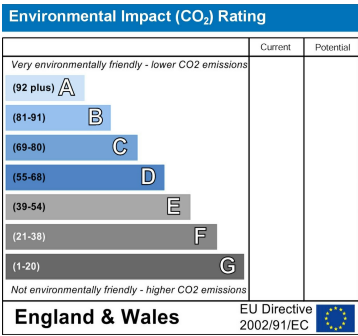
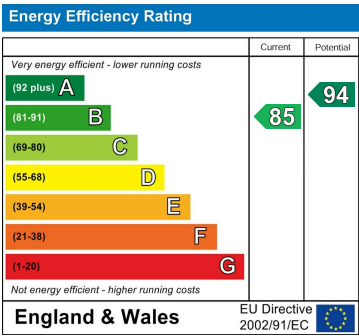


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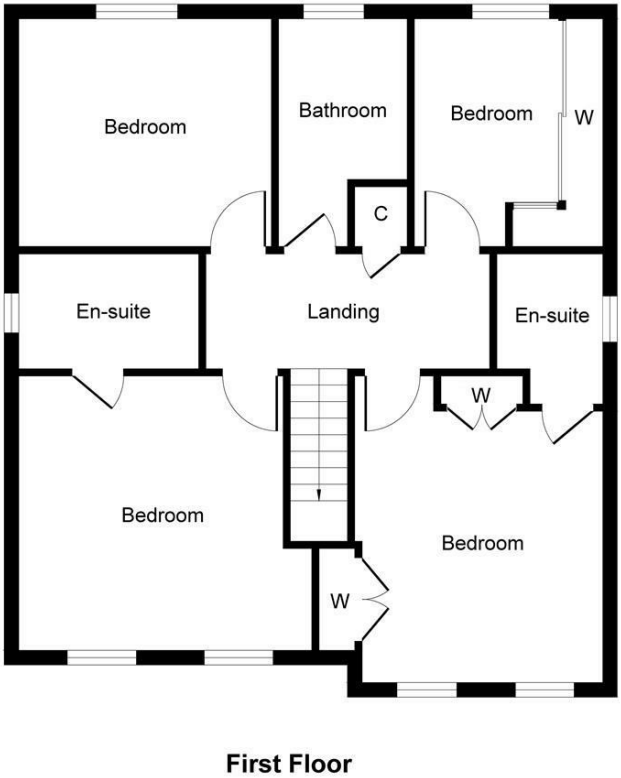
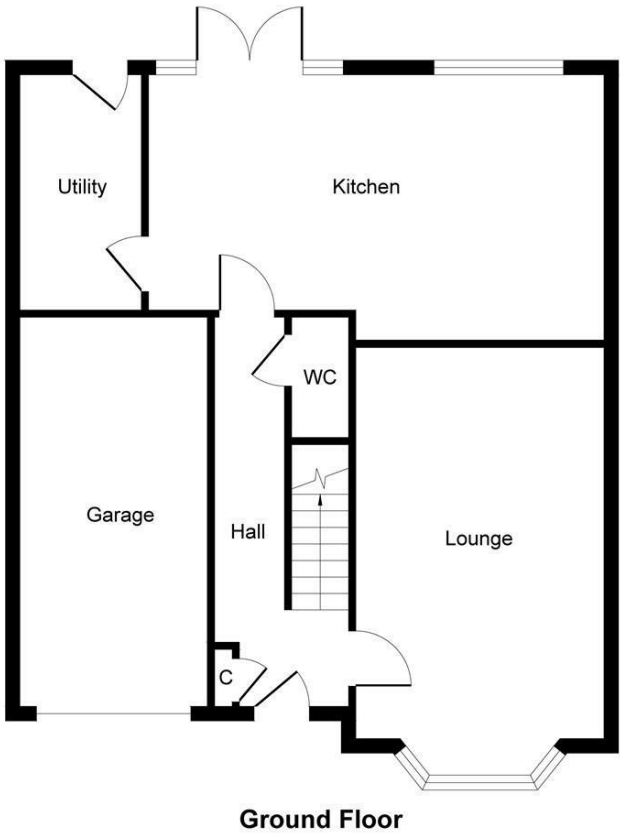


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VIEWING
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