



Sunflower Lane, Stainton, TS8 9FS

**** SOLD IN 7 DAYS**** This immaculately presented and modern three bedroom semi-detached home, built by Taylor Wimpey, is located on the highly sought after Rose Cottage Farm Development in Stainton. Offering two parking spaces to the front and a landscaped rear garden, the property combines style, comfort, and practicality making it an ideal choice for first time buyers and families alike.

Inside, a welcoming entrance hall with fashionable panelling leads to a cloakroom/WC and a spacious lounge which opens into an upgraded kitchen and dining area. The kitchen is fitted with a contemporary range of units and has integrated appliances including a dishwasher, double oven, hob, washing machine, and fridge/freezer, along with under-cabinet lighting, upgraded spotlights, and French doors leading to the rear garden. The garden features a patio, lawn, and a decked seating area to the rear, complete with integrated lighting and power sockets, as well as a shed included in the sale.

Upstairs, the master bedroom benefits from built in wardrobes and an en suite shower room, while two further bedrooms are served by a modern, half-tiled family bathroom. Additional features include double glazing, gas central heating, a full Ring alarm system, a combi boiler, and a partially boarded loft for extra storage. This exceptional home is ready to move into, offering thoughtful upgrades and a prime location.

Offers Over £199,995



HALL

LOUNGE
13'10" x 12' (4.22m x 3.66m)

KITCHEN/DINING ROOM
15'4" x 9'4" (4.67m x 2.84m)

DOWNSTAIRS WC
5'11" x 3'4" (1.80m x 1.02m)

LANDING

BEDROOM ONE
10'1" x 9'2" (3.07m x 2.79m)

ENSUITE
5'7" x 5'5" (1.70m x 1.65m)

BEDROOM TWO
10'9" x 8'6" (3.28m x 2.59m)

BEDROOM THREE
11'6" x 6'7" (3.51m x 2.01m)

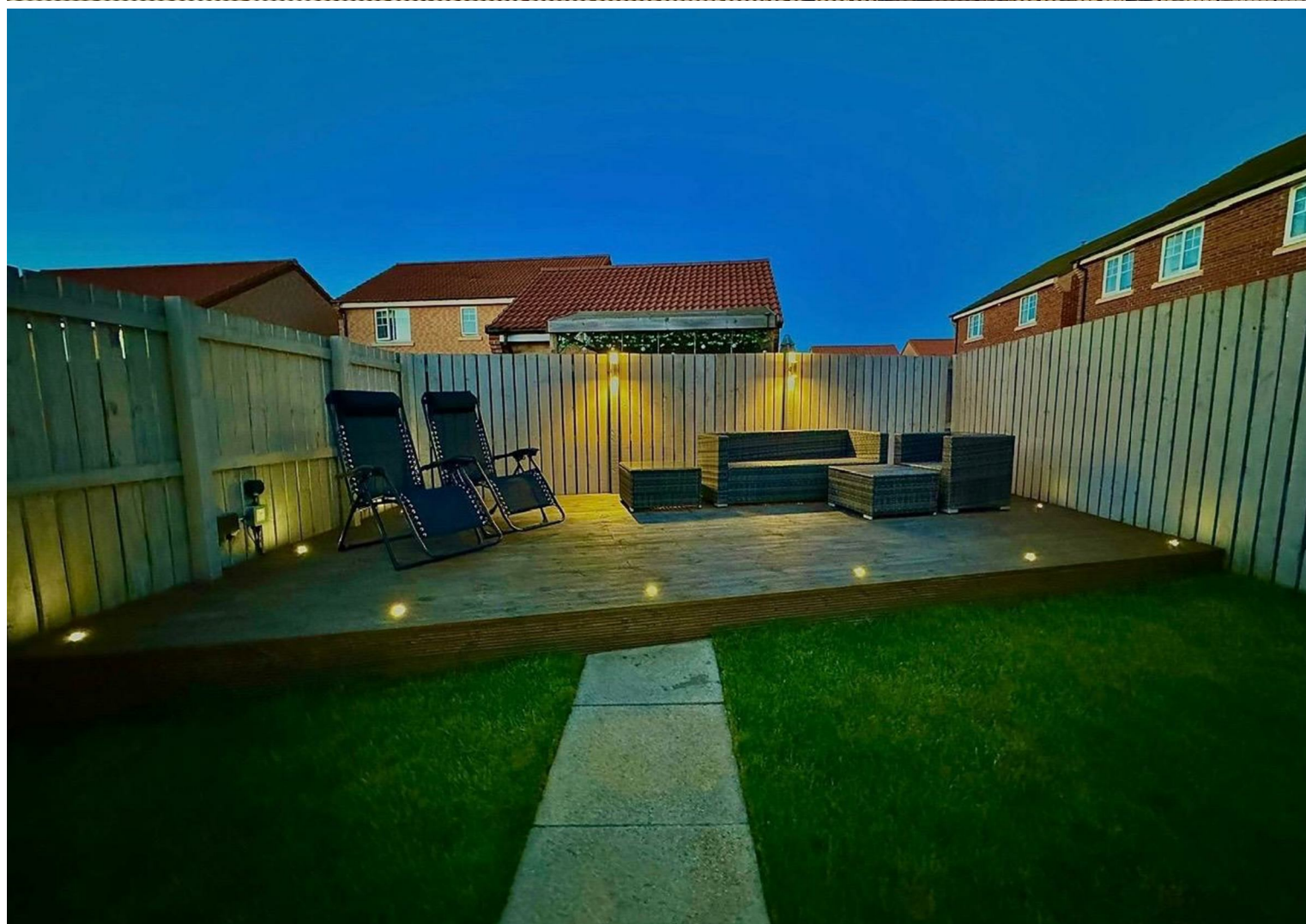
BATHROOM
6'7" x 5'5" (2.01m x 1.65m)

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.







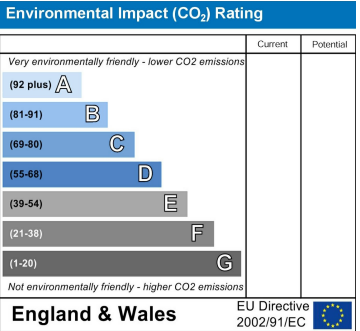
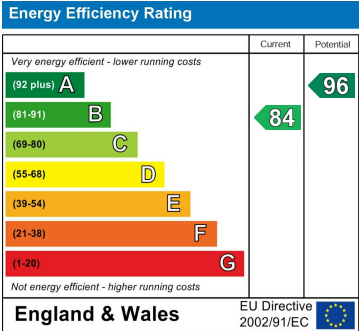
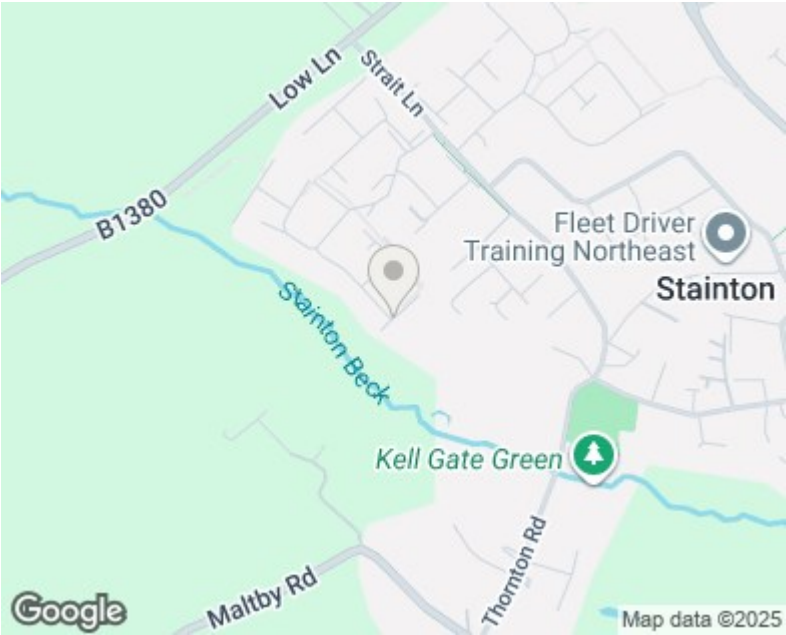


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VIEWING
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