



Rose View Cottage Stanley Road, Stockton Brook, ST9 9LL

Offers In The Region Of £395,000

- Semi detached cottage
- Shared driveway with off road parking located at the end of the garden
- Beautifully presented
- Brimming with charm and character
- 3 bedrooms
- Refurbished to a high standard
- Log burner
- Stunning views to the rear
- Sought after location
- Juliette balcony

Rose View Cottage Stanley Road, Stockton Brook ST9 9LL

Nestled in the desirable area of Stockton Brook, this charming cottage on Stanley Road offers a delightful blend of character and modern living. The property features an inviting reception room, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family or guests, while the shower room is designed with keen attention to detail, ensuring comfort and style.

One of the standout features of this home is the picturesque views to the rear, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your own living space. The property also boasts a Juliette balcony to the second bedroom that makes the most of the views. Additionally, the off road parking is conveniently located at the end of the garden, offering practicality, a valuable asset in this sought-after location.



Council Tax Band: C



Ground Floor

Hall

5'9" x 5'4"

Max measurement

Composite, double glazed door to the frontage, stairs to the first floor, cast iron vintage style radiator, limestone floor, underfloor heating, WC off.

WC

5'6" x 4'1"

UPVC double glazed window to the frontage, low level WC, wall mounted wash hand basin, chrome taps, chrome washstand, wall mounted gas fired Baxi combi boiler.

Sitting Room

25'7" x 11'6"

Max measurement

UPVC double glazed window to the frontage, UPVC double glazed French doors to the rear, UPVC double glazed picture window to the rear, UPVC double glazed picture window to the side aspect, log burner, tiled hearth, stone surround, limestone flooring, underfloor heating, exposed stone wall, ceiling beams, cast iron vintage style radiator.

Kitchen Diner

16'7" x 12'2"

Max measurement

UPVC double glazed French doors to the rear window, sidelight windows,

glass roof, limestone floor, underfloor heating, base units, ceramic sink and drainer, chrome mixer tap, Indesit four ring gas hob, Indesit, electric fan assisted oven, Indesit integral dishwasher, ceiling beams, space for a dining table and chairs, two cast iron vintage style radiators, space for a free standing fridge-freezer, limestone flooring, under floor heating.

First Floor

Landing

9'1" x 8'9"

Max measurement

UPVC double glazed window to the rear, cast iron vintage style radiator.

Bedroom One

14'11" x 10'2"

UPVC double glazed window to the frontage, cast iron vintage style radiator.

Bedroom Two

11'8" x 10'9"

UPVC double glazed French doors with Juliet balcony to the rear, UPVC, double glazed window to the rear, UPVC double glazed window to the side aspect, ornamental fireplace, cast iron vintage style radiator.

Bedroom Three

10'7" x 10'3"

UPVC double glazed window to the frontage, cast iron vintage style radiator, built in storage cupboard, loft hatch.

Shower Room

8'7" x 4'3"

UPVC double glazed window to the rear, walk-in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level corner WC, cast iron vintage style radiator, extractor fan.

Externally

To the frontage, double gates to the tarmacadam driveway.

To the rear, paved patio, area laid to lawn, hedge and fence boundary, dry wall boundary, well stocked borders, views to the rear.







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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	