



**Waterlily Close, Stainton Middlesbrough TS8 9FT**

**welcome to**

## **Waterlily Close, Stainton Middlesbrough**

Immaculate 4-Bedroom Detached Home in a Quiet Stainton Cul-de-Sac. Tucked away in a peaceful cul-de-sac in the sought-after village of Stainton, this beautifully presented 4-bedroom detached home occupies a generous corner plot, offering space, privacy, and modern family living.

### **Entrance Hall**

Entered via UPVC double glazed door into hallway, tiled floor, radiator, storage cupboard, access to downstairs W/C.

### **Dining Room**

7' 7" x 9' 9" ( 2.31m x 2.97m )  
UPVC double glazed window to front, radiator.

### **Dowstairs W/C**

W/C, radiator, wash hand basin with mixer tap.

### **Kitchen Diner**

18' 7" x 7' 7" ( 5.66m x 2.31m )  
Range of base and wall units, complementary work surfaces, integral fridge/freezer, integral double oven, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed patio doors to rear, radiator, four ring gas hob, extractor fan with splash back.

### **Lounge**

15' 2" x 11' 2" ( 4.62m x 3.40m )  
UPVC double glazed patio doors leading to the rear garden, TV point, telephone point, radiator.

### **Landing**

Void loft access.

### **Bedroom 1**

13' 2" iincl door recess x 12' 5" incl wardrobes ( 4.01m iincl door recess x 3.78m incl wardrobes )  
UPVC double glazed window to front, radiator, fitted wardrobes, access to ensuite.

### **Ensuite**

W/C, wash hand basin with mixer tap, double shower cubicle with wall mounted shower, UPVC double glazed window to side.

### **Bedroom 2**

14' 9" x 8' 7" ( 4.50m x 2.62m )  
UPVC double glazed window to front, radiator.

### **Bedroom 3**

11' 8" x 8' 9" ( 3.56m x 2.67m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 4**

11' 8" x 7' 7" ( 3.56m x 2.31m )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

Tiled walls, bath with mixer tap, W/C, wash hand basin, radiator, UPVC double glazed window to rear.

### **Externally**

### **Front Garden**

Multiple car driveway leading onto the garage, front turfed garden.







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## Waterlily Close, Stainton Middlesbrough

- QUIET CUL-DE-SAC LOCATION
- GENEROUS CORNER PLOT
- SOUGHT AFTER VILLAGE LOCATION
- EN-SUITE SHOWER ROOM TO MASTER
- DOUBLE DRIVEWAY WITH INTEGRAL GARAGE

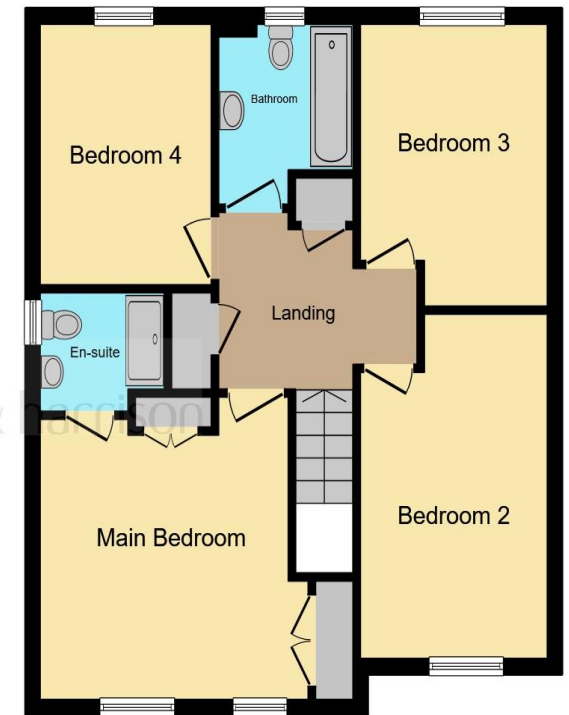
Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£335,000**



**Ground Floor**



**First Floor**

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