

SMITH & FRIENDS are delighted to offer to the market this beautifully presented FOUR BEDROOM property built to the "Downham" design by Taylor Wimpey. The property is now situated on the Rose Cottage Farm development in Stainton and would appeal to a variety of buyers especially growing families. The well presented living accommodation briefly comprises; entrance hallway with stairs to the first floor, downstairs WC, spacious living room with Bay fronted window and a stunning open plan/kitchen with lovely views of the garden and with the benefit of integrated appliances such as a fridge/freezer, dish washer and double oven. To the first floor is a generous landing area with access to four well proportioned bedrooms and a modern family bathroom fitted with a white three piece suite. The master bedroom also has the benefit of wardrobes and an en-suite shower room. Externally to the front of the property is a driveway with off street parking for 3 vehicles leading to a single garage and an electric charger point. To the rear is a well maintained garden, mainly laid to lawn with a large paved seating area. Early viewings come highly recommended to fully appreciate.

**Honeysuckle Grove, Stainton, TS8 9FW**

**4 Bedroom - House - Detached**

**Offers In The Region Of £299,950**

**EPC Rating: B**

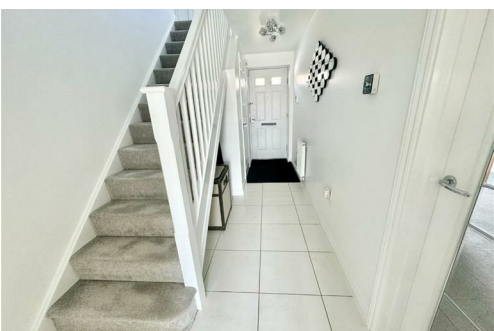
**Tenure: Freehold**

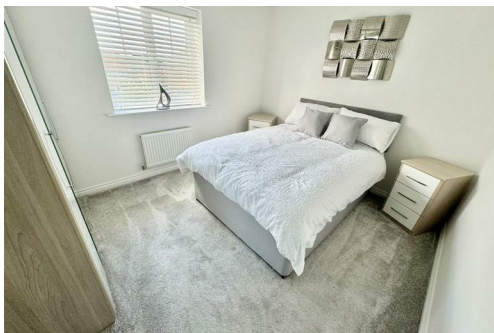
**Council Tax Band: E**





Honeysuckle Grove, Stainton, TS8 9FW





## Honeysuckle Way



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

