



Rose Cottage Gardens, TS8 9FA
4 Bed - House - Detached
Offers In The Region Of £379,995

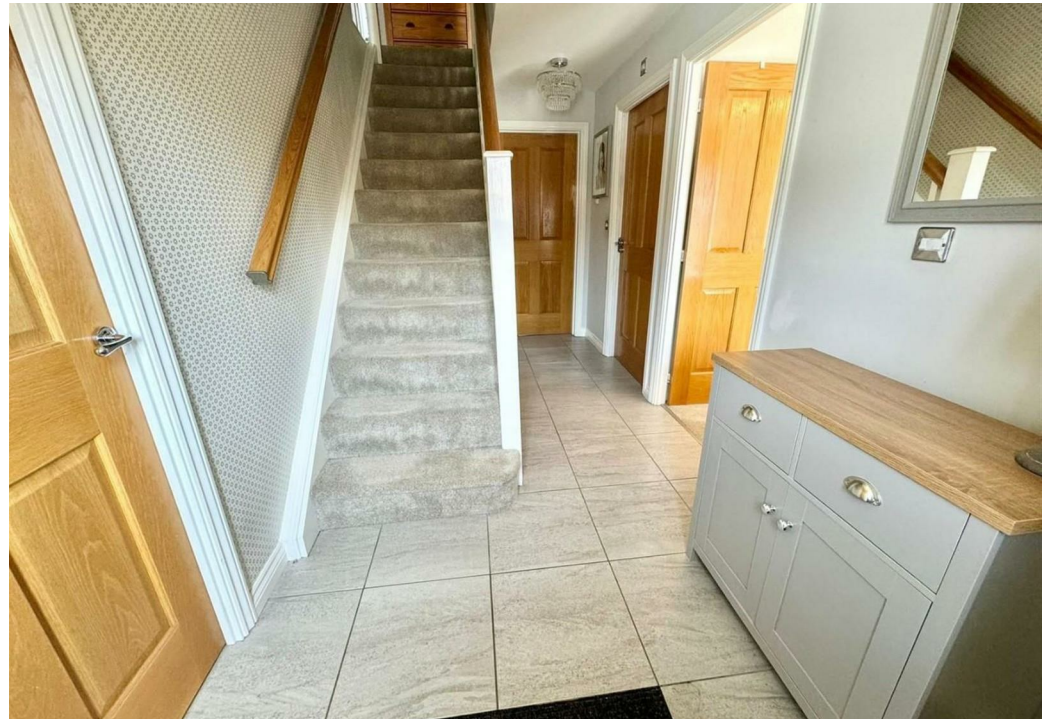
EPC Rating: C
Tenure: Freehold
Council Tax Band: E



Rose Cottage Gardens , Stainton, TS8 9FA

SMITH & FRIENDS are delighted to market this beautifully presented four double bedroom property which is the original SHOW HOME. The home is the largest of three Rose Cottage developments approximately 0.26 acres. The property is situated on this popular Taylor Wimpey development in Stainton and has easy access to the A19 and A174 motorway. The immaculate internal living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor and a handy understairs storage cupboard, an excellent living room with attractive flicker flame electric fire, useful study, utility/WC and a stunning fully equipped kitchen/family room which is perfect for entertaining leading to a newly built , spectacular extension providing an extra reception room. To the first floor there are four spacious bedrooms, two with built-in wardrobes and the master bedroom benefitting from an en-suite shower room/WC. There is also a modern family bathroom comprising of a three piece suite with shower over bath. The landing provides access to the fully boarded loft space via a pull down ladder and has the benefit of power, lighting and extra shelving units. Noteworthy features include, recently fitted carpets, an economical nest thermostat system and sliding blackout blinds to windows. Externally to the front of the property there is extensive parking for up to 10 cars, ideal for motorhome or caravan and has a double garage and a storage shed to the rear. To the rear of the property there is a beautifully landscaped garden which is south/ south east facing and has lovely mature flowers/shrubs to borders, not forgetting two extensive patio seating areas. To the side of the property a 100ml insulated workshop has been added which would provide a range of different usages for a new buyer. There is also an external summerhouse perfect for any personal use, office work, or storage.











Lounge
12'8 x 15'6 (3.86m x 4.72m)

Study
8'8 x 6'11 (2.64m x 2.11m)

Kitchen
26'8 10'6 (8.13m 3.20m)

Extension/Reception Room 2
16'4" x 11'5" (4.98m x 3.49m)

Utility WC
7'10 x 5'4 (2.39m x 1.63m)

Bedroom One
12'8 x 12'4 (3.86m x 3.76m)

En-Suite
6'6 x 5'5 (1.98m x 1.65m)

Bedroom Two
10'2 x 13'11 (3.10m x 4.24m)

Bedroom Three
10'3 x 11'3 (3.12m x 3.43m)

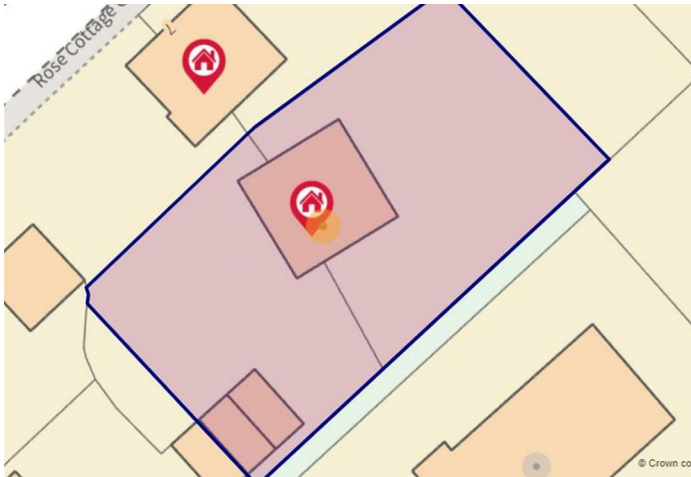
Bedroom Four
12'10 x 9'1 (3.91m x 2.77m)

Double Garage
18'0 x 17'0 (5.49m x 5.18m)

Storage
16'3 x 7'3 (4.95m x 2.21m)

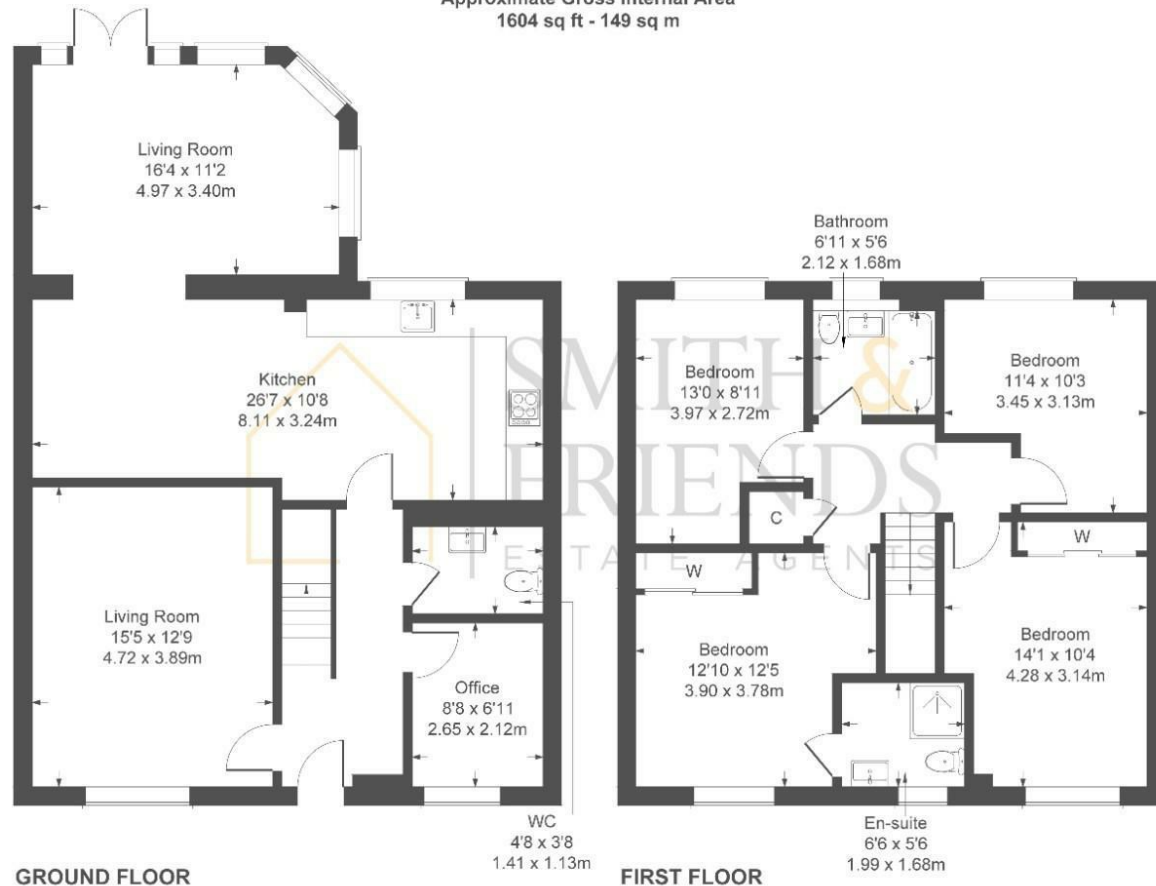
Workshop
18'9 x 8'10 reducing to 6'10 (5.72m x 2.69m reducing to 2.08m)





5 Rose Cottage Gardens

Approximate Gross Internal Area
1604 sq ft - 149 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(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	

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. Smith & Friends Estate Agents 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.

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