GowlandWhite

Waterlily Close, Stainton, Middlesbrough, TS8 9FT

NO ONWARD CHAIN! Set within a cul de sac on the highly regarded Rose Cottage Farm development in Stainton, this impressive four bedroom detached home occupies a generous corner plot with an open outlook across a greenbelt. It offers space and is perfect for modern family living in one of the village's most sought after settings.

A welcoming entrance hallway introduces the ground floor, leading into a beautifully appointed kitchen featuring high gloss cabinetry, a double oven, gas hob, integrated fridge freezer and dishwasher, along with French doors opening directly onto the rear garden. A separate formal dining room to the front provides an ideal setting for family meals or entertaining, while the bright and spacious lounge to the rear offers a relaxing everyday living space. A ground floor WC adds convenience.

Upstairs, the home offers four well-proportioned bedrooms. The master bedroom includes built in wardrobes and a private en suite shower room, while a contemporary family bathroom serves the remaining rooms.

Externally, the property continues to impress. A double width driveway provides excellent off street parking and leads to the integral garage. The rear garden is mainly laid to lawn, offering a versatile outdoor space for families to enjoy.

Stainton remains a popular choice for those seeking village living with excellent convenience, offering easy access to local amenities, reputable schools and transport links. This is a superb opportunity to secure a modern family home on a established development.

£285,000

4 2 2 B

Waterlily Close, Stainton, Middlesbrough, TS8 9FT

HALLWAY

LOUNGE
15'1" x 11'2" (4.60m x 3.40m)

KITCHEN
17'7" x 7'7" (5.36m x 2.31m)

DINING ROOM
9'4" x 7'8" (2.84m x 2.34m)

DOWNSTAIRS WC

LANDING

BEDROOME ONE
14'5" x 12'1" (4.39m x 3.68m)

ENSUITE
5'7" x 5'3" (1.70m x 1.60m)

BEDROOM TWO
14'4" x 8'7" (4.37m x 2.62m)

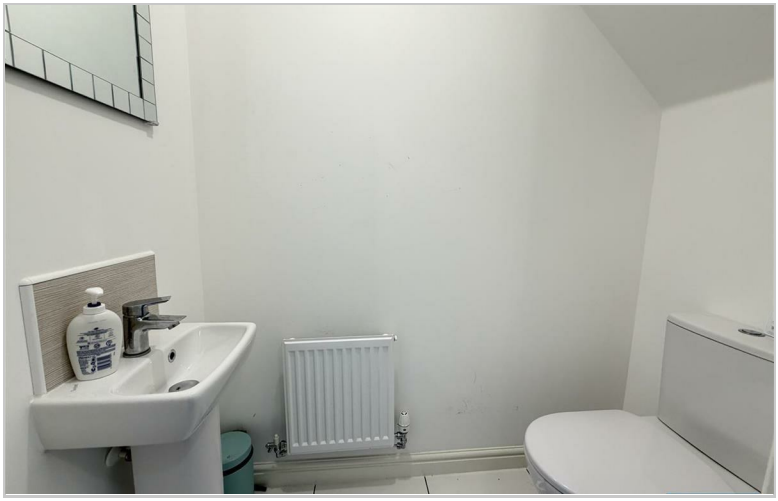
BEDROOM THREE
11'8" x 8'8" (3.56m x 2.64m)

BEDROOM FOUR
10'10" x 7'9 (3.30m x 2.36m)

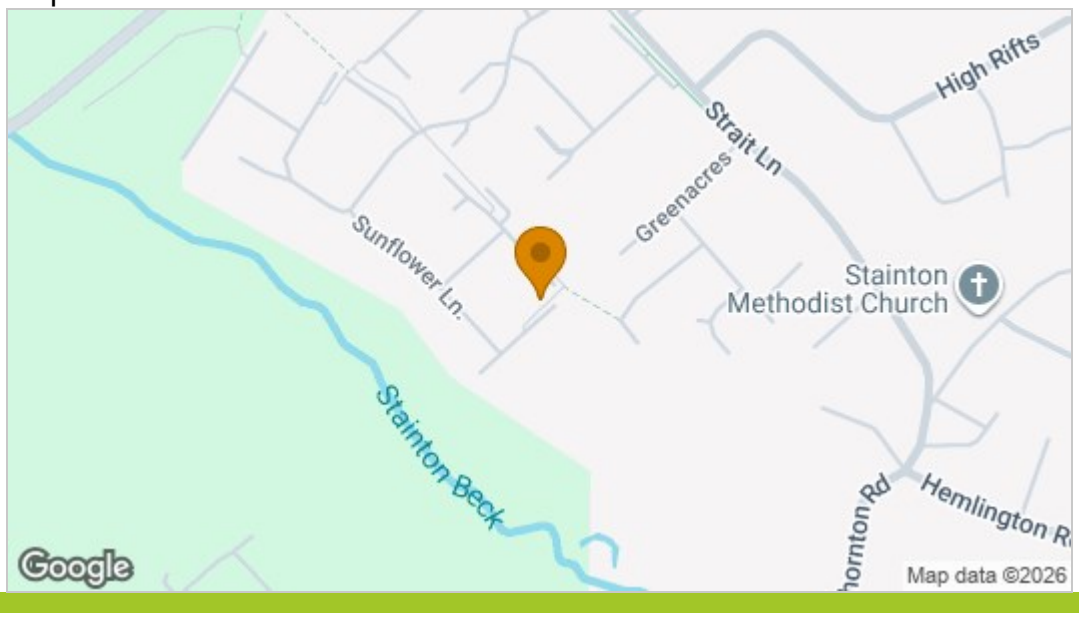
BATHROOM
7'6" x 6' (2.29m x 1.83m)

GARAGE
16'8" x 8'4" (5.08m x 2.54m)

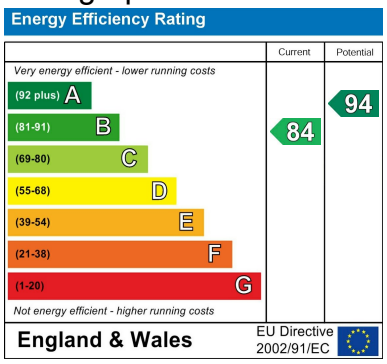
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



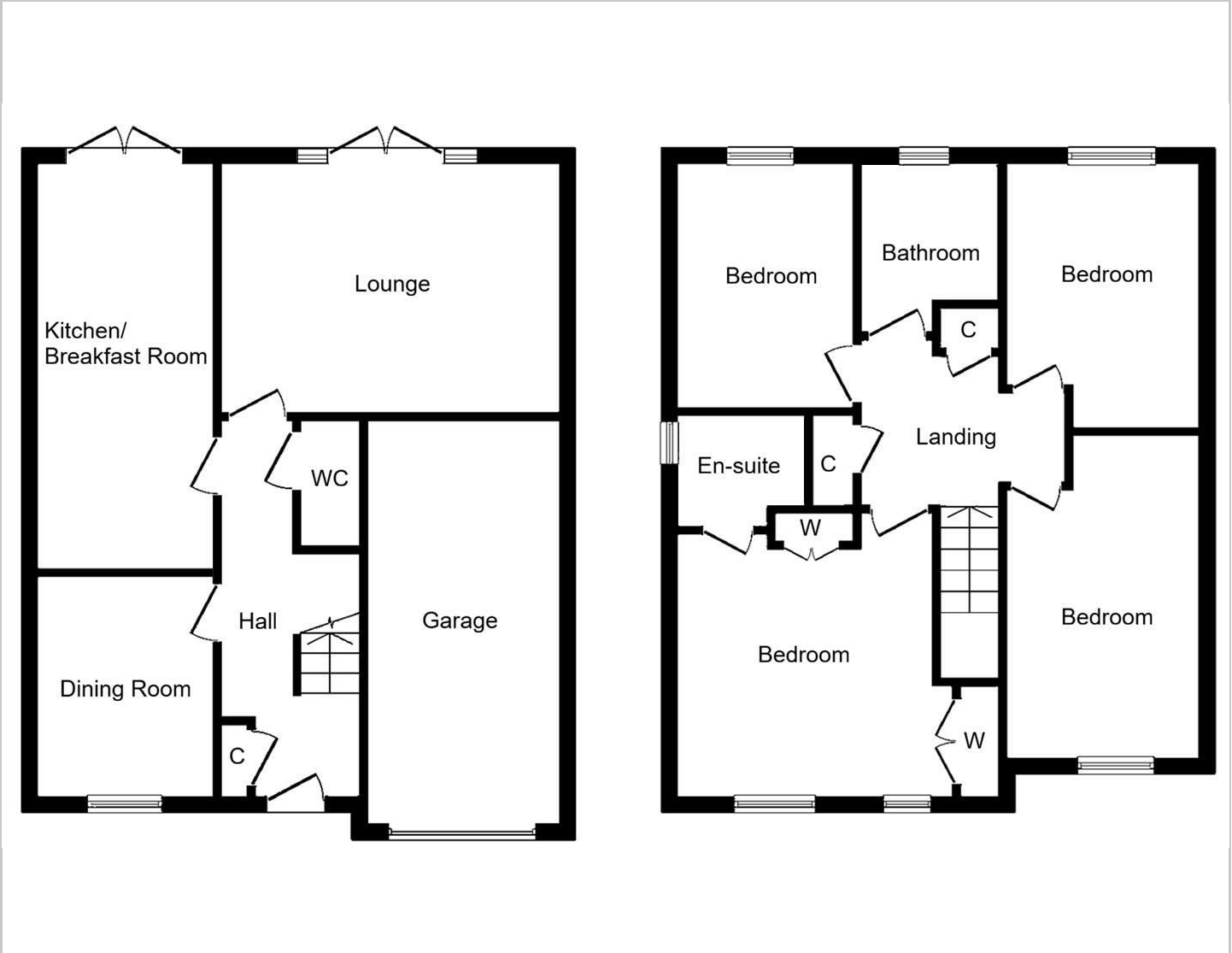
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY
Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/