



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



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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)

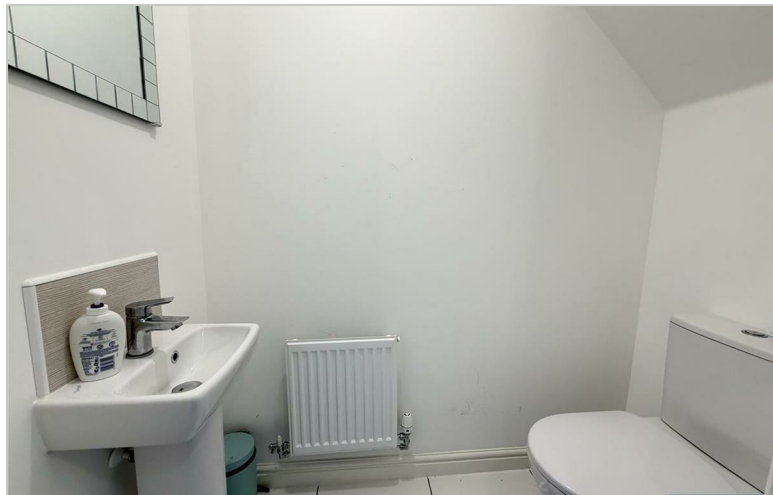
GARAGE

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

AML PROCEDURE

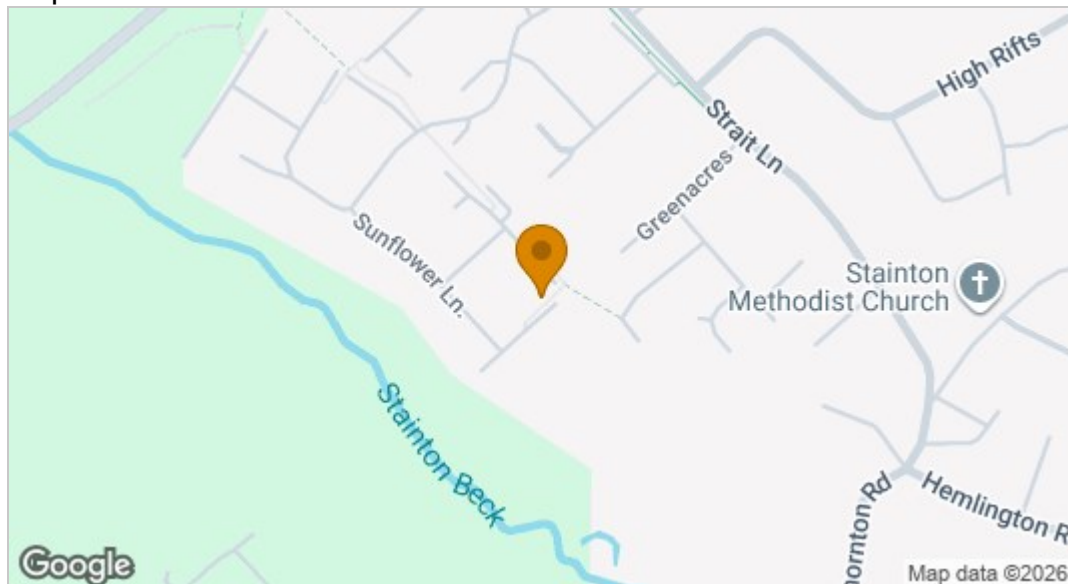
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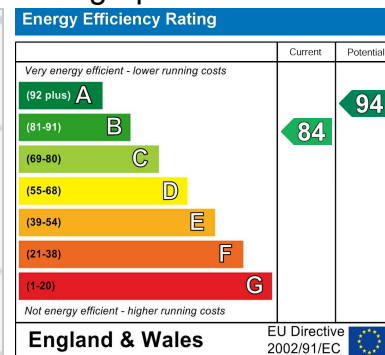




Map



EPC graph



Floor Plan



VIEWING

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

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