



**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.

### **Downstairs 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" incl door recess x 12' 5" incl wardrobes ( 4.01m incl 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

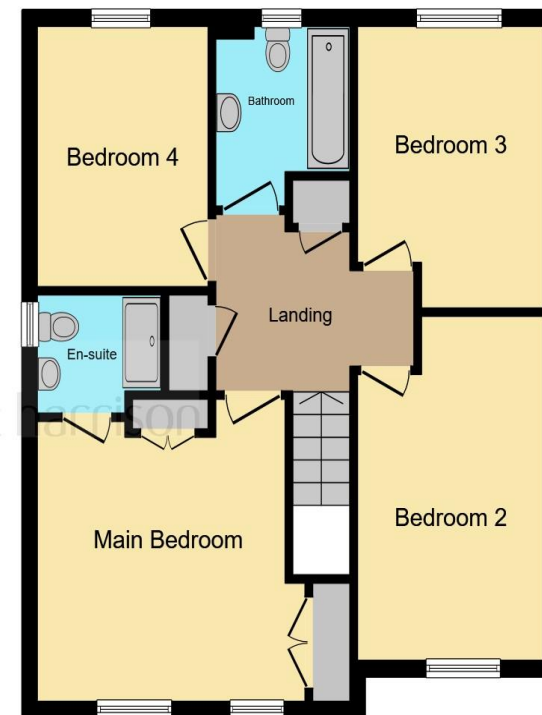
Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£290,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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