

BUTTERCUP GROVE, STANTON, MIDDLESBROUGH, TS8 9FG



- ▲ A Beautifully Presented & Spacious Four Bedroom Detached Residence
- ▲ Located in the Popular Rose Cottage Farm Development Built by Taylor Wimpey
- ▲ A Fabulous Plot with Open Views to the Front Elevation
- ▲ Great Entertaining Garden Space Offering Easy Maintenance & Summerhouse
- ▲ Double Width Driveway & Double Garage
- ▲ Stunning Modern Re-Fitted Kitchen
- ▲ Two Further Reception Rooms
- ▲ Ground Floor WC
- ▲ Master Bedroom with Built-In Wardrobes & En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Wraparound Gardens
- ▲ Sought After Village of Stainton Offering Easy Access to the A174, A19 & A66
- ▲ An Ideal Family Home in a Fabulous Area
- ▲ Early Viewing Advised to Avoid Disappointment

£360,000

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31 Buttercup Grove in Stainton is a stunning four bedroom detached residence located within this popular area and features wraparound gardens with a contemporary rear garden offering easy maintenance with a summerhouse. There is also a double width driveway leading to a double detached garage. Internally the accommodation briefly comprises an entrance hall, living room, dining room/study, open plan re-fitted kitchen diner and ground floor WC. To the first floor there are four bedrooms, master with en-suite shower room and a separate modern family bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor and tiled floor.

LIVING ROOM - 4.57m x 4.47m (15' x 14'8")

With contemporary wall mounted fire and French doors to the rear elevation.

DINING ROOM/STUDY - 3.4m x 2.77m (11'2" x 9'1")

With tiled floor.

GROUND FLOOR WC - 1.96m x 1.04m (6'5" x 3'5")

With tiled floor, low level WC and wash hand basin.

KITCHEN/FAMILY/BREAKFAST ROOM - 6.93m x 3.38m (22'9" x 11'1")

With a re-fitted range of modern wall and floor units, ranger style cooker with extractor over, integrated fridge freezer, washing machine and dishwasher, spotlighting, tiled floor, side bay window and French doors open to the rear garden.

FIRST FLOOR

MASTER BEDROOM - 6.22m (20'5") into alcove x 3.45m (11'4")

With dual aspect windows and built-in wardrobes.

EN-SUITE SHOWER ROOM - 2.18m x 1.55m (7'2" x 5'1")

Modern suite comprising low level WC, wash hand basin, shower cubicle and tiled walls.

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BEDROOM TWO - 4.57m x 3.1m (15' x 10'2")

With built-in wardrobes.

BEDROOM THREE - 3.05m x 2.92m (10' x 9'7")

BEDROOM FOUR - 3.5m x 2.7m (11'6" x 8'10")

With built-in storage cupboard.

FAMILY BATHROOM

White suite comprising bath with shower over and screen, low level WC, wash hand basin and tiled walls.

EXTERNALLY

GARDENS

Externally the property is located within the sought after village of Stainton and occupies a lovely plot with an open aspect to the front elevation. There are wraparound gardens with the rear offering a fabulous, landscaped garden, ideal for entertaining with patio area and decked areas and a summerhouse.

PARKING & DOUBLE GARAGE

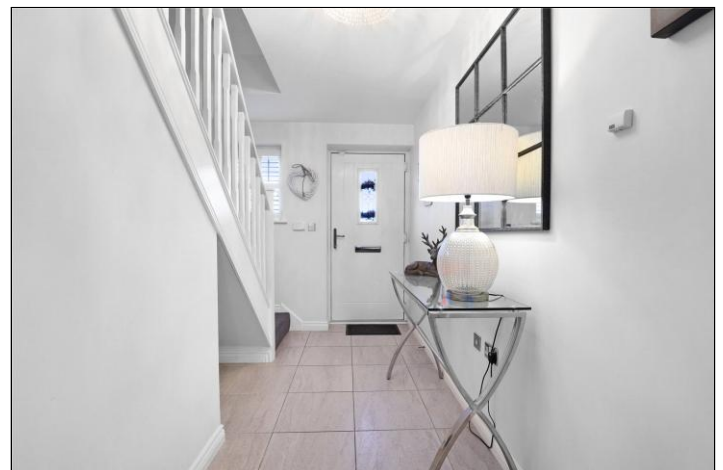
A double width driveway leads to a double detached garage.

AGENTS REF: - DP/LS/NUN230110/06012025

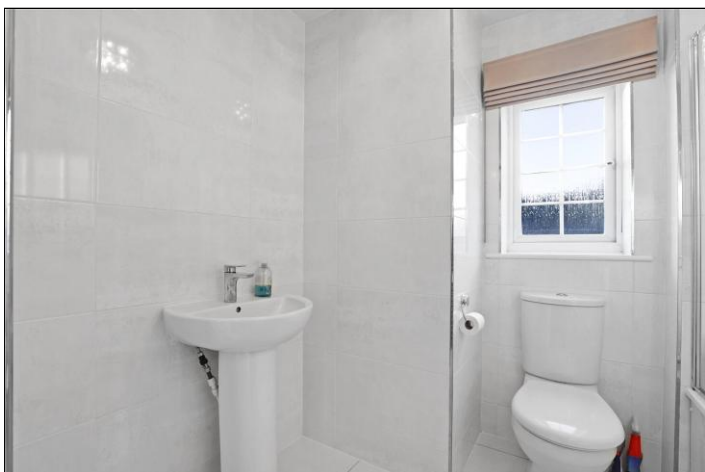
Council Tax Band: F **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

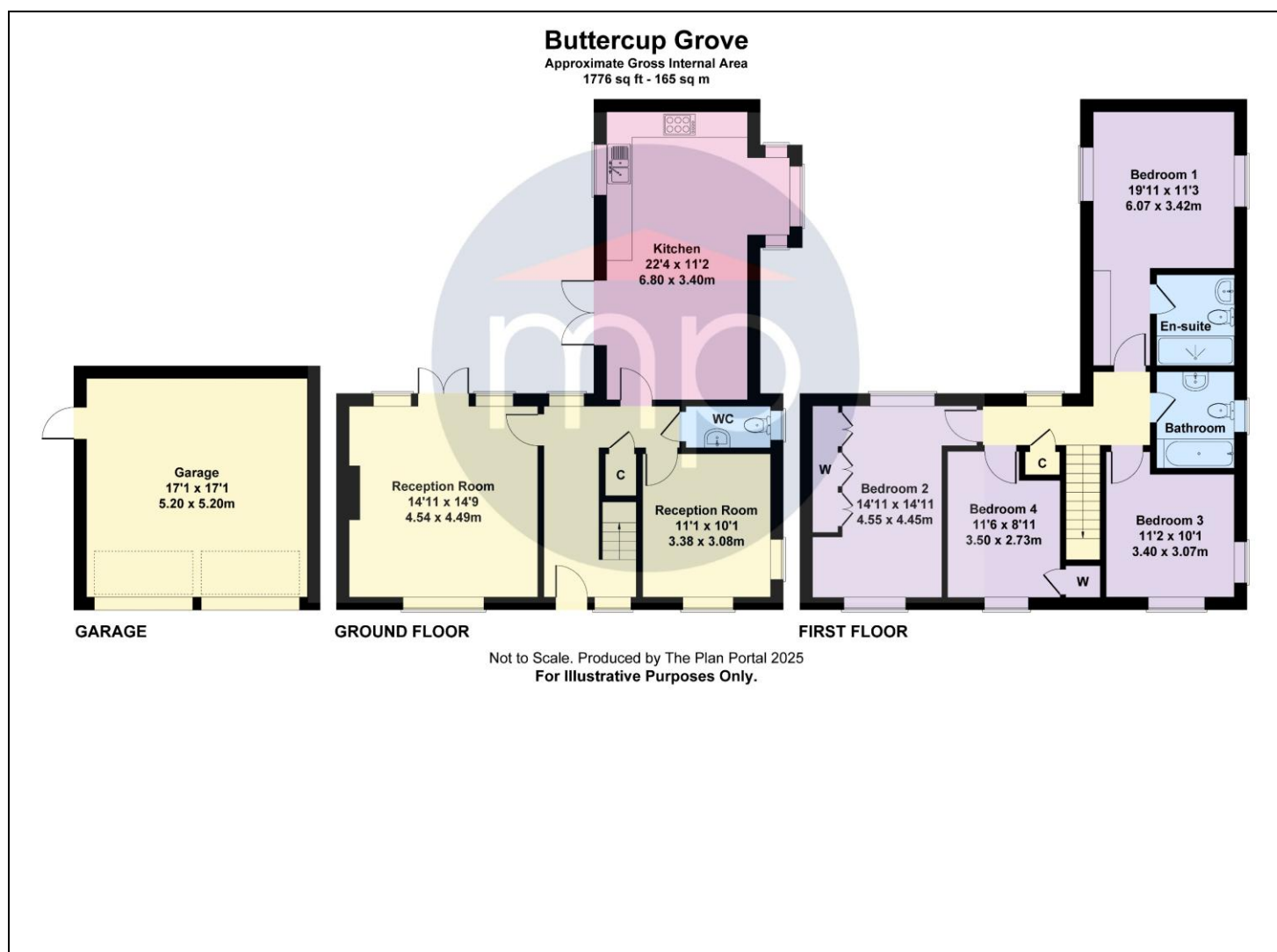


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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