



## Honeysuckle Grove, Stainton, Middlesbrough, TS8 9FW

Positioned on a corner plot in a cul-de-sac on Rose Cottage Farm, this impressive and immaculate four bedroom detached home provides excellent space and modern family comfort in one of Stainton's most desirable locations.

A welcoming entrance hallway sets the tone, with tiled flooring that continues through the dining room and kitchen, and a contemporary staircase featuring glass balustrades and bespoke understairs storage. The beautifully appointed kitchen includes an integrated oven, gas hob, microwave, washing machine, dishwasher and fridge freezer, with doors opening directly onto the rear garden. To the front, the formal dining room provides an ideal setting for family meals, while the bright and spacious rear lounge offers a relaxing everyday living space with a media wall and further French doors. A ground floor WC completes the ground floor.

Upstairs, there are four bedrooms. The master bedroom features built-in wardrobes and an en suite shower room, while the modern family bathroom is finished to a high standard and includes a stand-alone bath.

Externally, the home continues to impress. A double width driveway provides excellent parking and leads to the integral garage with an electric door. The landscaped rear garden enjoys a lawned area, patio, attractive brick boundary wall to one side, external lighting to create an inviting evening setting, external sockets and a useful store built by the current owners. For added peace of mind, the property is fitted with external CCTV covering both the front and rear. The property also benefits from gas central heating, double glazing and attractive shutters throughout.

Offering the perfect balance of village living and convenience, Stainton provides access to quality amenities and key transport connections. This home represents a standout opportunity to secure a contemporary family property within a mature and well regarded setting.

£295,000



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HALLWAY

LOUNGE

13'9" x 11'2" (4.19m x 3.40m)

KITCHEN/BREAKFAST ROOM

17'8" x 7'7" (5.38m x 2.31m)

DINING ROOM

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

DOWNSTAIRS WC

5'5" x 2'9" (1.65m x 0.84m)

LANDING

BEDROOM ONE

12'6" x 11'11" (3.81m x 3.63m)

ENSUITE

6'2" x 5'6" (1.88m x 1.68m)

BEDROOM TWO

14'3" x 8'7" (4.34m x 2.62m)

BEDROOM THREE

11'9" x 8'9" (3.58m x 2.67m)

BATHROOM FOUR

10'10" x 7'10" (3.30m x 2.39m)

BATHROOM

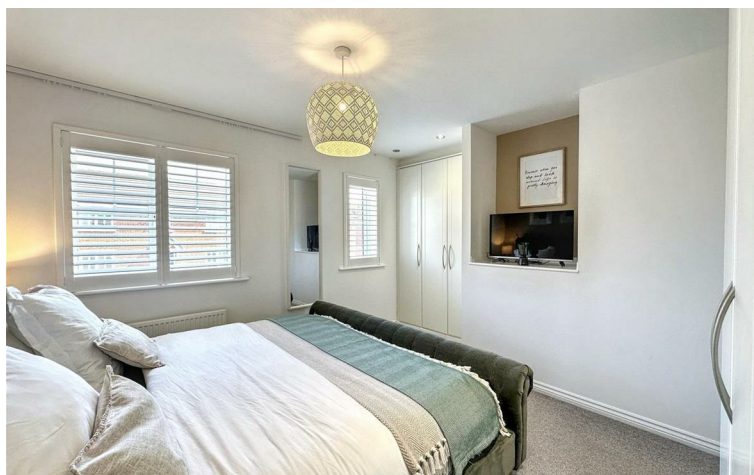
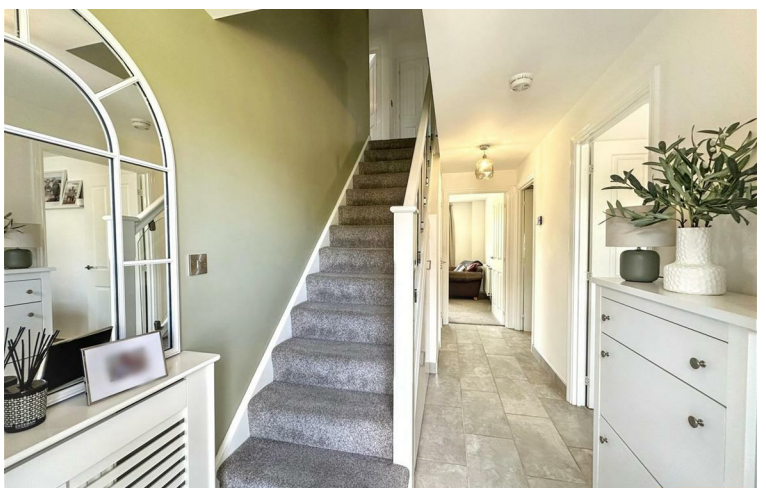
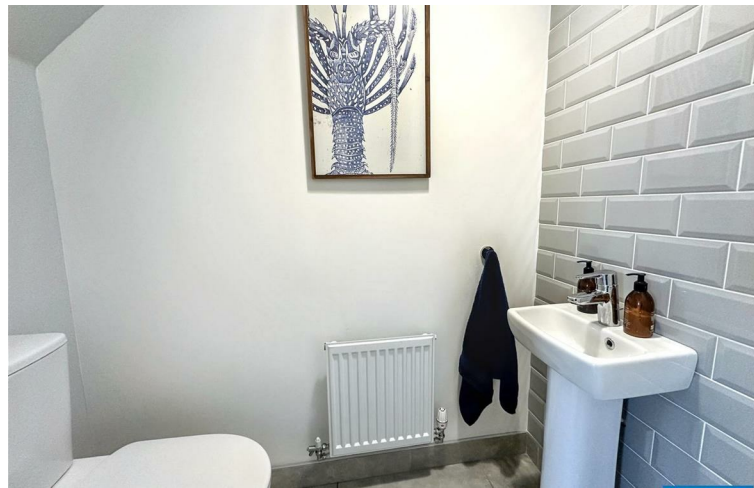
6'2" x 5'5" (1.88m x 1.65m)

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.



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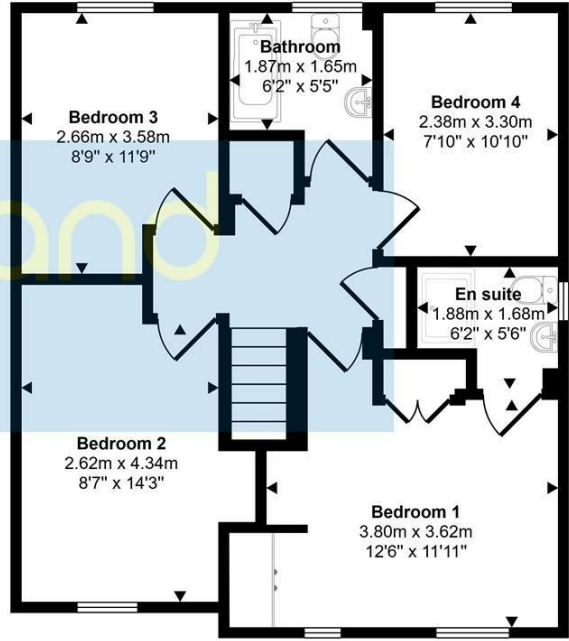
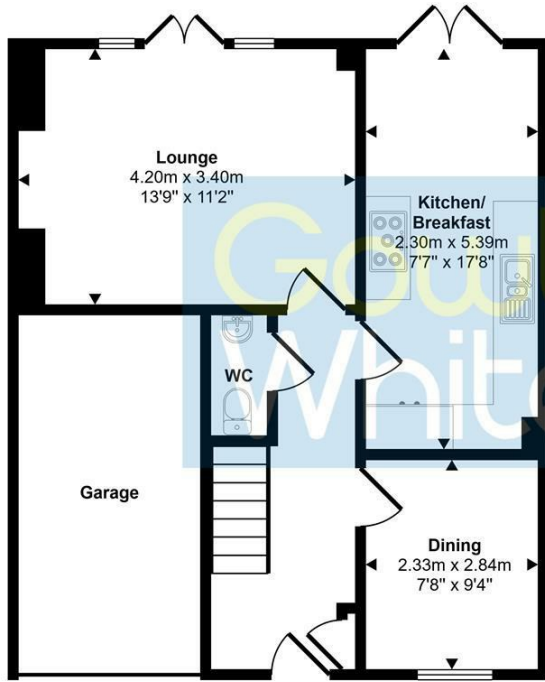
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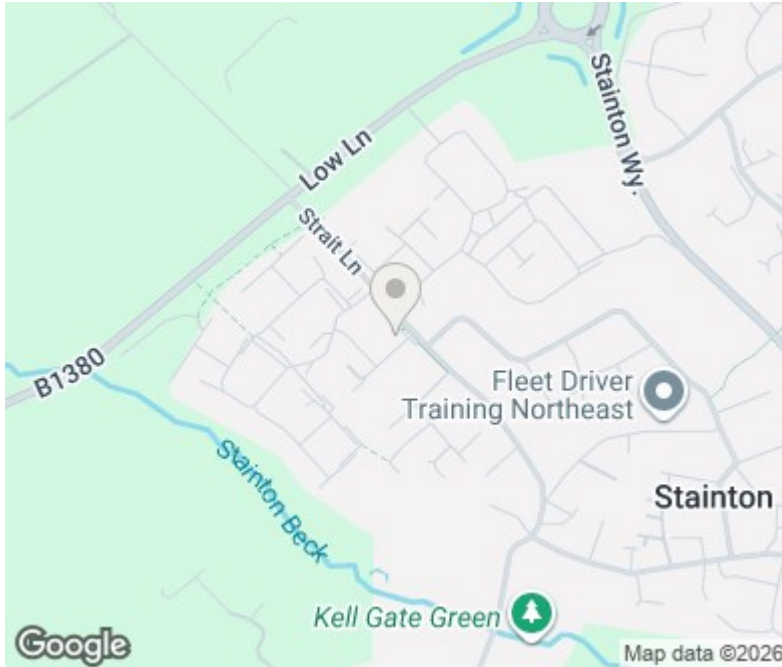


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Approx Gross Internal Area  
118 sq m / 1275 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## VIEWING

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

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