



1 Milk Thistle Close, Stainton

Offers Over £335,000





1 Milk Thistle Close

Stainton, Middlesbrough

A Beautifully Presented Four-Bedroom Detached Family Home with A Stunning South-Facing Garden.

- Beautifully Presented Four-Bedroom Detached Residence – A stylish and spacious modern family home offering generous accommodation arranged over two floors
- Highly Sought-After Stainton Location – Ideally positioned within this popular and desirable village, combining a strong community feel with excellent access to surrounding areas
- Built by Taylor Wimpey to a High Specification – A modern development home offering contemporary construction, well-planned accommodation and quality fittings throughout
- Impressive 20ft+ Open-Plan Kitchen & Dining Room – A fantastic contemporary family space featuring a modern range of fitted units, integrated appliances and ample room for both dining and entertaining
- Spacious Living Room – A generous principal reception room providing an excellent everyday living environment for the whole family



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- Separate Utility Room & Ground-Floor WC – Practical additional facilities designed to complement the demands of modern family life
- Four Generous Double Bedrooms – Excellent bedroom accommodation, with all four rooms providing comfortable proportions and flexibility for family, guests or home working
- Two En-Suite Shower Rooms & Family Bathroom – The principal bedrooms benefit from their own en-suite facilities, supplemented by a separate family bathroom
- Beautifully Landscaped South-Facing Rear Garden – A particularly attractive outdoor space enjoying a southerly aspect, providing an excellent setting for outdoor dining, entertaining and relaxation
- Parking for Three Cars, Integral Garage & Excellent Road Links – Off-road parking to the front together with a single integral garage, while the A174, A19 and A66 are all easily accessible

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Situated within the highly sought-after village of **Stainton**, this impressive four-bedroom detached residence offers exceptional modern family living, combining generous proportions, stylish interiors and an outstanding landscaped rear garden.

Built by the highly regarded **Taylor Wimpey** to a high specification, the property has been thoughtfully designed to provide the ideal balance of everyday family living and entertaining space. The heart of the home is undoubtedly the impressive **20ft+ open-plan kitchen and dining area**, featuring a modern range of fitted units and integrated appliances, creating a superb social space with direct access towards the beautifully landscaped garden.

The accommodation is further complemented by a spacious living room, separate utility room and ground-floor WC, while to the first floor are **four excellent double bedrooms**, including **two bedrooms benefiting from en-suite shower rooms**, together with a separate modern family bathroom.

Externally, the property enjoys a particularly attractive **south-facing rear garden**, beautifully landscaped to provide an excellent private outdoor space for relaxing, entertaining and family enjoyment. To the front is off-road parking for **three vehicles**, together with a single integral garage.

Ideally positioned within Stainton, the property provides easy access to the **A174, A19 and A66**, making it an excellent choice for families and commuters alike, whilst being ideally placed for the surrounding villages, schools, amenities and countryside.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



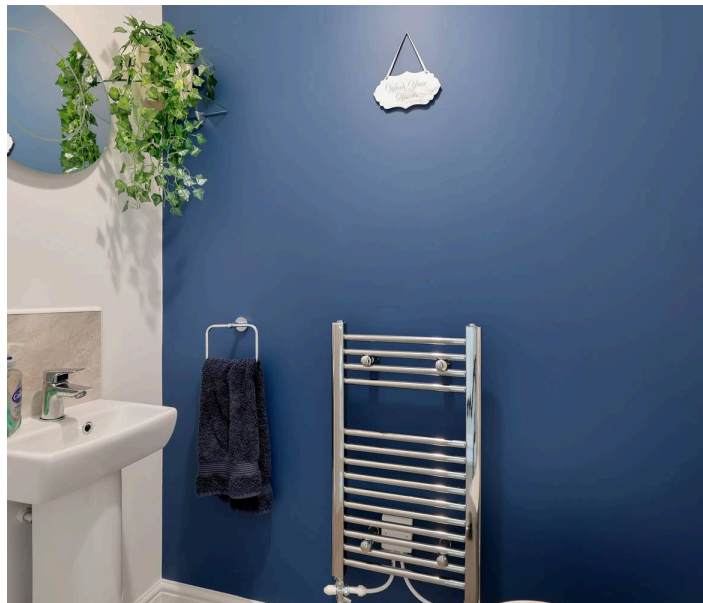


Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

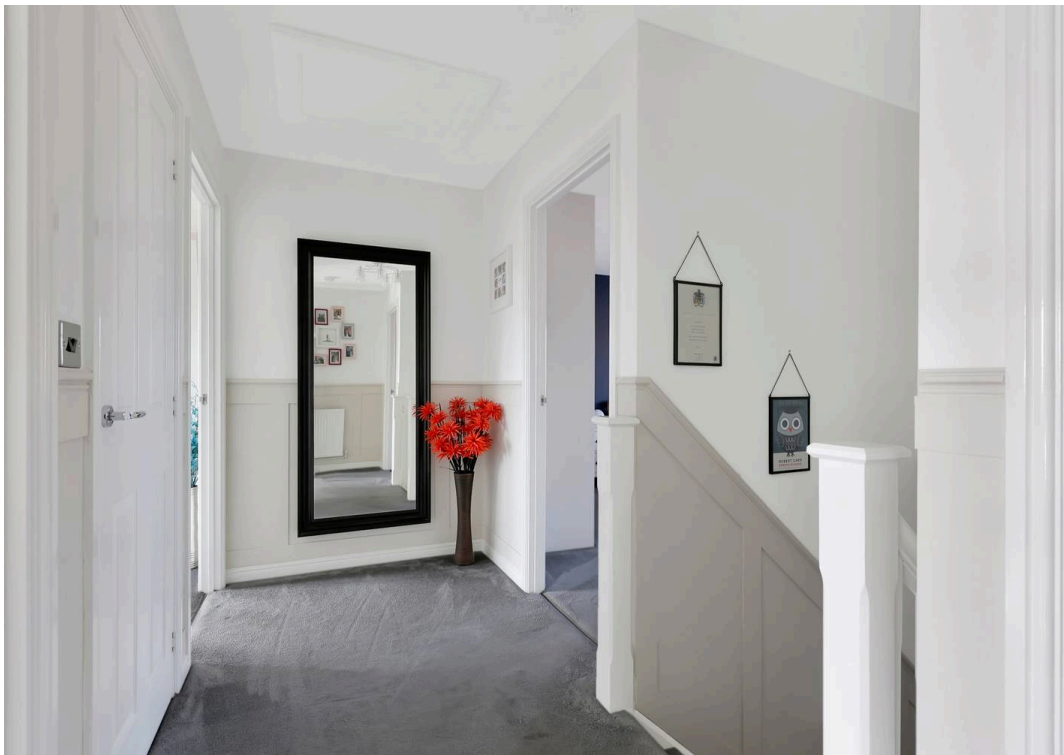
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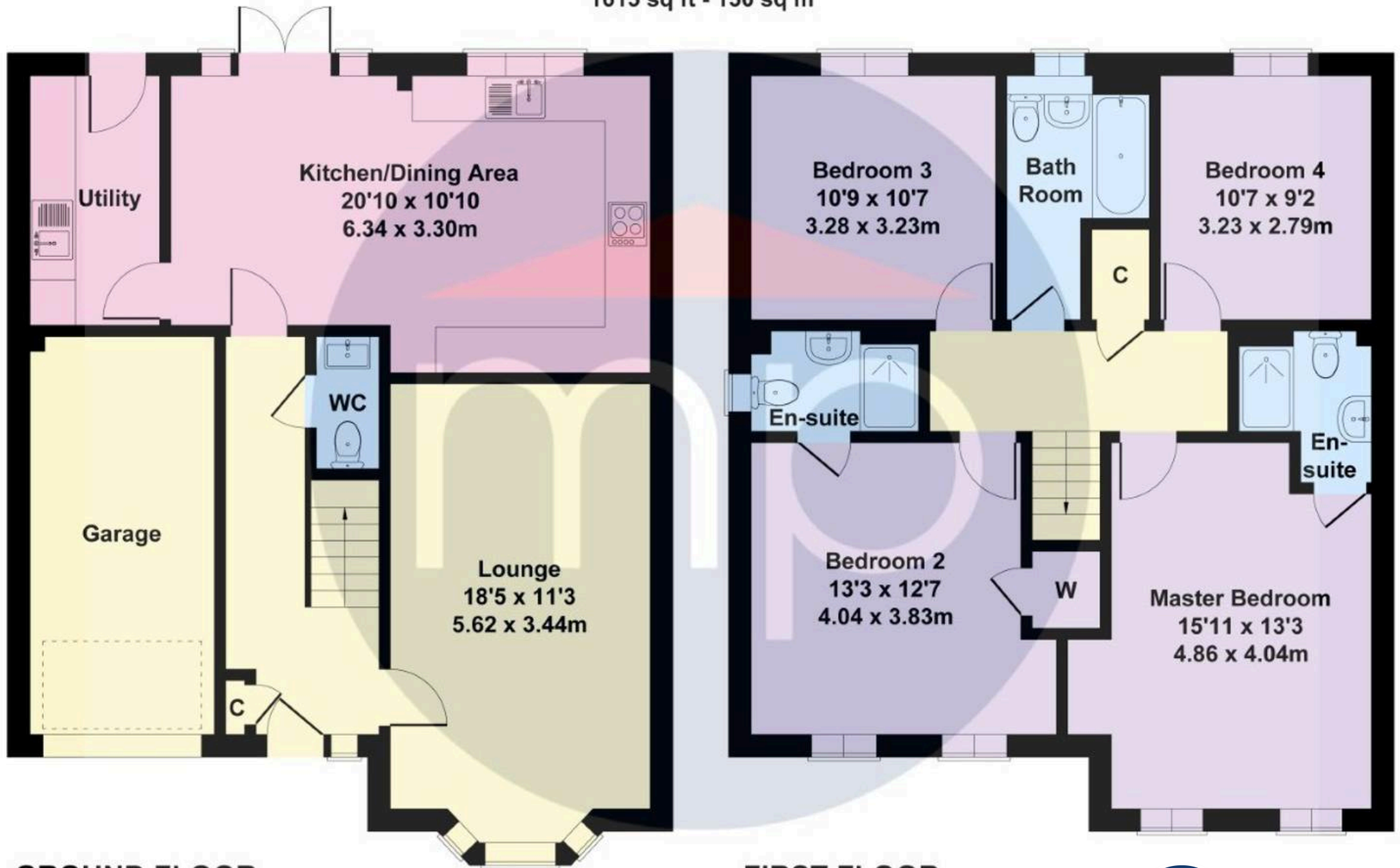








Approximate Gross Internal Area
1615 sq ft - 150 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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