

## ROSE COTTAGE GARDENS, STANTON, MIDDLESBROUGH, TS8 9FA

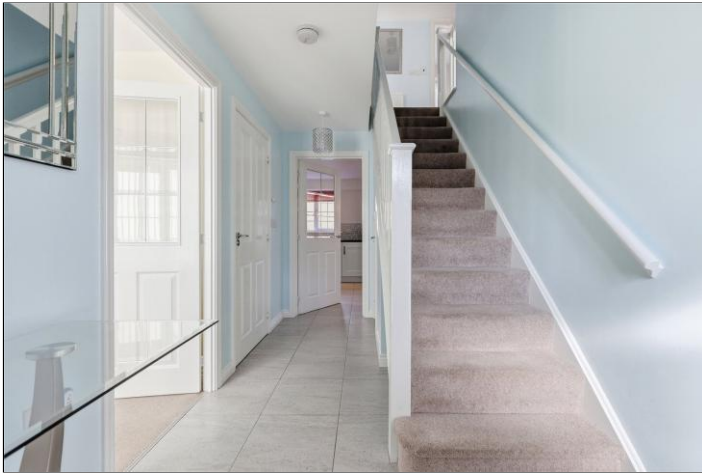


- ▲ A Spacious Four Bedroom Detached Home
- ▲ Located Within the Sought After Village of Stanton
- ▲ Occupying a Lovely Plot
- ▲ Offering Easy Access to the A174, A 19 & A66
- ▲ Detached Double Garage
- ▲ 26ft Plus Open Plan Kitchen/Dining Room Conservatory, Study & Separate Living Room
- ▲ Utility/WC
- ▲ Four Double Bedrooms, Master with Built-In Wardrobes & En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Early Viewing Advised

**£360,000**

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A spacious four bedroom detached family home located within this popular area of Stainton offering easy access to the A174, A19 and A66. Features include a 26ft open plan kitchen diner, conservatory, study, separate living room, utility/WC, four double bedrooms, master with en-suite and a detached double garage. Early viewing is advised.

**GROUND FLOOR**

**ENTRANCE HALL**

With staircase to the first floor.

**LIVING ROOM - 4.75m x 3.89m (15'7" x 12'9")**

With feature fire surround with inset fire.

**STUDY - 2.64m x 2.1m (8'8" x 6'11")**

**UTILITY/WC**

With low level WC, and space for integrated washing machine and dryer.

**KITCHEN/DINER - 8.1m x 3.25m (26'7" x 10'8")**

With a smart range of fitted wall, drawer, and floor units, complementing work surfaces, range style cooker with extractor over, space for fridge and freezer, integrated dishwasher, spotlighting and French doors open to the conservatory.

**CONSERVATORY**

Enjoying pleasant views over the rear garden with French doors to the side.

**FIRST FLOOR**

**BEDROOM ONE - 3.89m x 3.76m (12'9" x 12'4")**

**EN-SUITE SHOWER ROOM**

White suite comprising shower cubicle, low level WC, wash hand basin, chrome heated towel rail and tiled walls.

**BEDROOM TWO - 4.22m x 3.07m (13'10" x 10'1")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**BEDROOM THREE - 3.43m x 3.1m (11'3" x 10'2")**

**BEDROOM FOUR - 3.89m x 2.74m (12'9" x 9')**

**BATHROOM - 2.06m x 1.9m (6'9" x 6'3")**

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

## **EXTERNALLY**

### **PARKING, DOUBLE GARAGE & GARDEN**

To the front elevation there is a double width driveway leading to the double garage and to the rear there is an enclosed part walled garden with patio, lawn and tree borders.

**AGENTS REF:** - DP/LS/NUN250003/20032026

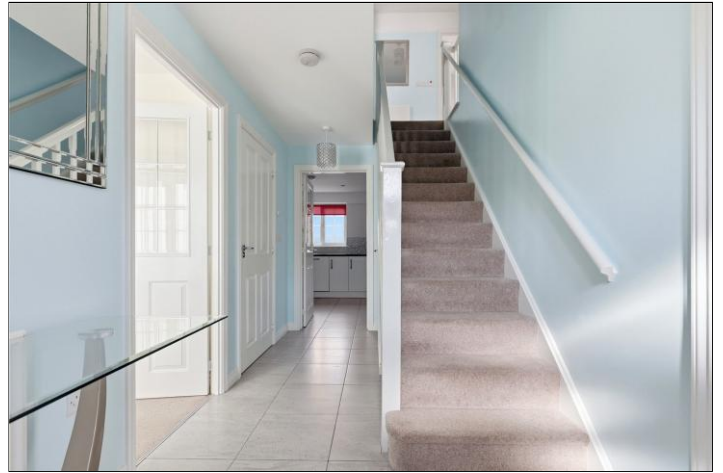
**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on

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Rose Cottage Gardens



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